COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: December 5, 2024

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Resource Management Permit and Use Permit, pursuant to Sections 6313 and 6512.1 of the San Mateo County Zoning Regulations, to install a new 105-foot tall monopine wireless telecommunications facility located in an unincorporated portion of Skyline College at 3300 College Drive in the unincorporated San Bruno area of San Mateo County.

County File Number: PLN2024-00093 (AT&T Mobility)

PROPOSAL

The applicant is requesting a Resource Management Permit and Use Permit for the installation of a new 105-foot-tall monopine wireless telecommunications facility located at the southeast corner of a 12-acre parcel at 3300 College Drive, APN 017-480-040, in the unincorporated San Bruno area that is associated to Skyline Community College. The site is located adjacent to a parking lot in a wooded area of the Skyline Community College campus. The proposed facility that includes the monopine and associated equipment has a 388-square-foot footprint and includes an emergency backup diesel generator that would turn on in event of a power outage.

RECOMMENDATION

That the Zoning Hearing Officer approve the Resource Management Permit and Use Permit, PLN2024-00093, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Kanoa Kelley, Project Planner, kkelley@smcgov.org

Applicant: 51 Wireless, LLC, c/o AT&T Mobility

Owner: San Mateo Community College

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper (San Mateo County Times) of general public circulation.

Location: 3300 College Drive, San Bruno. Located in the parking lot of the Facilities and Maintenance Center of Skyline College.

APN: 017-480-040

Size: 12 acres

Existing Zoning: Resource Management (RM)

General Plan Designation: Public Recreation

Sphere-of-Influence: San Bruno

Existing Land Use: Parking lot to Facilities and Maintenance Center associated with a Skyline Community College

Water Supply: Existing service provided by San Bruno Municipal Water.

Sewage Disposal: N/A

Flood Zone: Flood Zone “D” (undetermined), FEMA Firm Panel 06081C0039E, Effective Date: 10/16/2012.

Environmental Evaluation: The project is categorically exempt under the provisions of Class 3, Section 15303 of the California Environmental Quality Act (CEQA) Guidelines for the construction of new small structures and the installation of small new equipment in small structures. The telecommunications facility, including the tower and all equipment, will occupy approximately 388 square feet. A biological report shows that the project will not have a significant effect on the environment as the site is not habitat for any special status plants or animals. The project will meet all Federal Communications Commission (FCC) guidelines for the emission of radio frequencies. Therefore, the project qualifies for the Class 3 exemption.

Setting: The project is located on the southernmost unincorporated portion of the Skyline Community College campus just outside of the parking area for the facilities and maintenance buildings. The monopine will be shielded by existing mature trees to the west, east and south.

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan

Staff has determined that the project is in compliance with all applicable County General Plan policies, specifically:

Visual Quality Policies

Policy 4.21 (*Utility Structures*) seeks to minimize the adverse visual impact of utility structures. The proposed facility is located outside of the public right-of-way in the parking lot of a small maintenance facility to Skyline College. The project is not located in a scenic view corridor and as shown in the photo simulations provided as Attachment E, the tower will be obscured by existing trees.

2. Compliance with Zoning Regulations

The project is located in a wooded unincorporated area of the Skyline College campus zoned Resource Management (RM). The project complies with the RM standards as discussed below.

Development Standards

The maximum height for structures is 36 feet in the RM district, however, as discussed below the Telecommunication Facilities Ordinance allows structures to exceed the maximum height established in the zoning district. Furthermore, the proposed facility will be located more than 75 feet from the nearest property, where the minimum setback required in the RM District is 50 feet.

Development Review Criteria

Section 6324.3.a (Utilities) states that public utility structures shall be of minimum bulk and height and designed to have an uncluttered appearance and remain subordinate to the setting. 6324.2.a states that development shall be located and designed to fit in its environment and subordinate to the existing character of the site.

The tower height and bulk is the minimum necessary to provide a reliable signal to the campus. The monopine design will help the structure blend in with the natural environment and will be shielded from public view by existing trees.

3. Compliance with Wireless Telecommunication Facilities Ordinance

Staff has determined that the project complies with applicable standards of the Wireless Telecommunications Facilities Ordinance, Chapter 24.5 of the San Mateo County Zoning Ordinance, as discussed below.

Development and Design Standards

Sections 6512.2(A)(B)(E)(G) prohibit wireless telecommunications facilities in biologically sensitive areas or residential areas. These sections seek to minimize the visual impact of utility structures through use of existing vegetation, paint colors to blend with existing landscape, use of nonreflective materials, and adds that replication of trees may be used as a last resort to minimize visual impacts.

There are no residential areas in the vicinity of the project. The applicant has consulted with the Community College and has chosen the monopine design to blend in with the natural environment, including surrounding groves of trees in the area. The monopine will not use reflective materials. The project is not located in a scenic corridor and the tree line will shield the tower from public view from the campus. As documented in the attached biological report (EAS, July 28, 2024), the area is frequently used for pedestrian, vehicular and maintenance activities associated to the college campus. The site does not contain habitat for endangered or special status plant or animal species as none were identified or observed. However, the natural vegetation and trees may be suitable for nesting birds. No trees are proposed for removal and a condition has been added to avoid construction during avian nesting season (February 1 - September 30) to minimize disturbance. If construction will occur during nesting season a pre-construction biological survey must be conducted. If nestlings are discovered, construction activity may only proceed after the nestlings have fledged.

Section 6512.2 (C) and (D) prohibits new telecommunications facilities from being installed where co location on existing facilities would provide equivalent coverage. And the facility must be constructed to accommodate co-location.

There are no towers available for co-location in the vicinity of the project. The new tower will fill in a gap in signal access to the community college. The new wireless telecommunications facility will be constructed to accommodate co-location in the future. Other service providers will be able to co locate at this location with appropriate building permits.

Sections 6512.2(H)(I) requires new facilities to comply with the requirements of the underlying zoning district while establishing a greater height limit for facilities up to a maximum of 150 feet subject to a Use Permit.

The new facility complies with the requirements of the RM zoning district as discussed in Section A.2 above, with the exception of height. The proposed 105-foot monopine is approximately 20 feet above the height of nearby trees. The same trees that help obscure the monopine by minimizing its visual impacts, also impact the signal to the campus. The primary purpose of the proposed facility is to serve the main college campus which requires an increase in height to ensure the signal integrity over the surrounding tree canopy. Upon securing the subject Use Permit, the proposed height will comply.

Section 6512.2(L) prohibits the installation of backup diesel generators unless the applicant can provide written documentation of why alternative energy sources such as solar is not feasible.

The applicant has evaluated alternative energy sources for viability. **Natural Gas:** Natural Gas is not available in the vicinity of AT&T's proposed wireless telecommunications facility (WTF). Additionally, the proposed location is in a seismic zone that AT&T would not use natural gas for safety and compliance reasons. **Electricity:** The WTF is powered by electricity and the purpose of the generator is to power the WTF during emergencies and electrical power outages to keep the site on air for customers and E-911 communications. The WTF is temporarily backed up by a strand of batteries, however, the generator is required for electrical power outages that last beyond 24 hours after the batteries run out of power. **Wind:** There are space constraints inside AT&T's fenced lease space for windmills. Additionally, a windmill does not produce sufficient power to keep the WTF on air during an outage. **Solar:** There are space constraints inside AT&T's fenced lease space for solar panels to power the wireless telecommunications facility. Therefore, a diesel generator is the only reliable source of emergency power for the telecommunications facility.

<u>Performance Standards</u>

The proposed project meets the required standards of **Section 6512.3** (Performance Standards for New Wireless Telecommunication Facilities that are not Co-Location Facilities) for lighting, licensing, provision of a permanent power source, timely removal of the facility, and visual resource protection. There is no lighting proposed, proper licenses will be obtained from both the Federal Communications Commission (FCC) and the California Public Utilities Commission (CPUC), and power for the facilities will be provided by PG&E. Visual impacts will be minimal (see Attachment

E) and conditions of approval will require ongoing maintenance and/or removal of the facilities when they are no longer in operation. Access to the proposed project site is existing and no noise in excess of the limits established by the San Mateo County's Noise Ordinance will be produced.

4. Compliance with Use Permit Findings

The applicant is seeking a Use Permit to construct a new wireless communications facility. The granting of a Use Permit is subject to the following findings:

a. **That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, result in significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

The non-coastal site of the telecommunications facility is in an existing maintenance area not frequented by the public. The Radio Frequency Report (EBI Consulting, March 13, 2024) shows that the nearest walking/working surfaces will be exposed at 3.45 percent of the FCC's general public limit. The antennas are designed to direct energy toward the horizon and not the ground so exposure at ground level will not exceed maximum permissible exposure (MPE), however the telecommunications area will be secured, and signs will be posted to control access to areas that may exceed maximum permissible exposure. Therefore, the installation of the new telecommunications facility will not be injurious to public welfare.

b. **That this telecommunications facility is necessary for the public safety, convenience, and or welfare of the community.**

The telecommunications facility will provide service to the Skyline College campus and surrounding areas enabling communication access to emergency services, and thereby, enhancing public safety and welfare of the community.

B. ENVIRONMENTAL REVIEW

The project is categorically exempt under the provisions of Class 3, Section 15303 of the California Environmental Quality Act (CEQA) Guidelines for the construction of new small structures and the installation of small new equipment in small structures. The telecommunications facility, including the tower and all equipment, will occupy approximately 388 square feet. A biological report shows that the project will not have a significant effect on the environment as the site is not habitat for any special status plants or animals. The project will meet all FCC

guidelines for the emission of radio frequencies. Therefore, the project qualifies for the Class 3 exemption.

C. REVIEWING AGENCIES

San Mateo County Fire Department
San Mateo County Arborist

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Location Map and Aerial Photo
C. Plans
D. Biological Report prepared by EAS, dated July 28, 2024
E. Photo Sims
F. RF Report prepared by EBI Consulting, dated March 13, 2024

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2024-00093 Hearing Date: December 5, 2024

Prepared By: Kanoa Kelley, Project Planner For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, find:

1. That the project is categorically exempt under the provision of Class 3, Section 15303 of the California Environmental Quality Act (CEQA) Guidelines for the construction of new small structures and the installation of small new equipment in small structures. The telecommunications facility, including the tower and all equipment, will occupy approximately 388 square feet. A biological report shows that project will not have a significant effect on the environment as the site is not habitat for any special status plants or animals. The project will meet all FCC guidelines for the emission of radio frequencies. Therefore, the project qualifies for the Class 3 exemption.

Regarding the Use Permit, find:

2. That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, result in significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

   The non-coastal site of the telecommunications facility is in an existing maintenance area not frequented by the public. The RF report (EBI Consulting, March 13, 2024) shows that the nearest walking/working surfaces will be exposed at 3.45 percent of the FCC's general public limit. The antennas are designed to direct energy toward the horizon and not the ground so exposure at ground level will not exceed maximum permissible exposure (MPE), however the telecommunications area will be secured, and signs will be posted to control access to areas that may exceed maximum permissible exposure. Therefore, the installation of the new telecommunications facility will not be injurious to public welfare.

3. That this telecommunications facility is necessary for the public safety, convenience, and or welfare of the community.

   The telecommunications facility will provide service to the Skyline College campus and surrounding areas enabling communication access to emergency services, and thereby, enhancing public safety and welfare of the community.

Regarding the Resource Management Permit, find:

4. That the project has been reviewed and found, as proposed and conditioned, to be in compliance with the Development Standards and Development Review Criteria as stipulated in the San Mateo County Zoning Regulations Chapter 20A and Chapter 20A.2, including for Site Design and Utilities Criteria.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Zoning Hearing Officer on December 5, 2024. Minor modifications to the project may be approved by the Director of Planning and Building if they are consistent with the intent of and in substantial conformance with this approval.

2. Any project changes or change in intensity of use may require an amendment to the Use Permit. Amendments not determined by the Director of Planning and Building to be minor, per Condition No. 1, will require an application for amendment, payment of applicable fees, and consideration at a public hearing.

3. The Use Permit shall be valid for ten (10) years, until December 5, 2034. If the applicant seeks to renew the Use Permit, renewal shall be applied for six months prior to the expiration to the Planning and Building Department and shall be accompanied by the renewal application, materials for renewal, and fee applicable at that time.

4. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:

   a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

   b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

c. Performing clearing and earth-moving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering the site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

5. A building permit shall be applied for and obtained from the Building Inspection Section prior to the start of any work.

6. This permit does not allow for the removal of any trees. Any tree removal will require a separate permitting process.

7. The applicant shall not enter into a contract with the landowner or lessee which reserves for one company exclusive use of the structures on this site for telecommunication facilities.

8. The wireless telecommunication facility shall not be lighted or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).

9. The applicant shall maintain the monopine and lease area fencing in good condition and perform repairs as necessary to serve their functions. Additionally, the monopine shall be maintained in a manner to ensure its resemblance to a tree to the greatest extent possible. This shall include continual maintenance in the form of repainting and/or repairing any portions of the facility which does not appear as it did at the time of building permit final inspections. Any repairs and/or maintenance to either the monopine or fencing shall be of like color and materials. All exposed finish surfaces shall be non-reflective. Verification of design installation according to approved plans will be confirmed by the Current Planning Section prior to a final inspection for the building permit.

10. The applicant shall file, receive, and maintain all necessary licenses and registrations from the Federal Communications Commission (FCC), the California Public Utilities Commission (CPUC), and any other applicable regulatory bodies prior to initiating the operation of these facilities. The applicant shall supply the Planning and Building Department with evidence of each of these licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning and Building Department of the revocation within ten (10) days of receiving notice of such revocation.

11. The project's final inspection approval shall be dependent upon the applicant obtaining a permanent and operable power connection from the applicable energy provider.

12. The wireless telecommunications facility and all equipment associated with it shall be removed in its entirety by the applicant within 90 days if the FCC and/or CPUC license and registration are revoked or the facility is abandoned or no longer needed, and the site shall be restored to blend with the surrounding area. The owner and/or operator of the wireless telecommunication facilities shall notify the Planning Department upon abandonment of the facility. Restoration shall be completed within two (2) months of the removal of the facility.

13. Construction should be conducted outside of the avian nesting season (February 1 – September 30). If construction will occur during the nesting season, a pre-construction biological survey must be conducted prior to the start of work. If nesting activity is observed on or in the immediate vicinity of the project site, construction activity may only proceed after the nestlings have fledged as verified by a biologist.

14. If the facility must be installed near an active nest, a biological monitor shall be present during all construction activity. Construction activity can be conducted at the discretion of the monitor to ensure that it does not directly or indirectly impact nesting birds.

15. Explanatory signs, caution, and warning signs are required to be posted at the perimeter of the facility, the antennas and/or on the poles below the antennas, readily visible from any angle of approach to persons who might need to work within the project area.

16. The facility shall be maintained in good working condition and to the visual standards established at the time of approval over the life of this permit. The facility and surrounding area shall remain free from trash, debris, litter, graffiti, and other forms of vandalism. Any damage shall be repaired as soon as is practicable, and in no instance more than ten calendar days from the time of notification by the County or after discovery by the permit holder.

17. The applicant shall obtain any necessary permits from the Bay Area Air Quality Management District for the emergency backup generator.

<u>County Fire Protection District.</u>

18. CFC 2022 Section 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

19. SMCFD CFS-004 - Emergency access roads shall be designed and maintained to support the imposed load of a fire apparatus weighing at least 75,000 lbs. and shall have a surface providing all weather driving capabilities. Certification by a civil engineer may be required. Grades of less than 15% shall be surfaced with a minimum Class 2 aggregate base or equivalent with 95% compaction.

20. CFC 2022 Section 505.1 - New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high minimum stroke width of 1/2-inch (12.7 mm). Where required by the fire code

official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

21. CFC 2022 Section 506.1.3 - When required by the San Mateo County Fire Department, a Knox Box of the size and type designated shall be mounted on the building near the main entrance and shall be located a minimum of 60 inches and not higher than 72 inches above the finished floor, in a location approved by the fire code official. Additional Knox Boxes may be required at rear entrances to buildings. Knox padlocks or Knox Gate Switches may be required at any access as specified by the fire code official.

22. SMCFD Standard CFS-004 - Gates shall be a minimum of 2-feet wider than the roadway they serve. Overhead gate structures shall have a minimum of 15½-feet of vertical clearance.

23. SMCFD Standard CFS-004 - Locked gates shall be provided with a Knox Box or Knox Padlock for fire department access. Electric gates shall be provided with a Knox Gate Switch and automatically open during power failures, unless equipped with manual override capability that is approved by San Mateo County Fire Department. Gates providing Fire access to a driveway or other roadway shall be located at least 35-feet from the primary road or street and shall open to allow a vehicle to stop without obstructing traffic on the adjoining roadway.

24. CFC 2022 Section 304.1.2 - Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with Chapter 49.

25. CFC 2022 Section 4907.1 - Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations. Defensible space will be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291.

26. At the building phase provide UL rating documentation and proof of compliance testing.

27. NFPA 37 Section 6.3.3 - Fuel tanks located outside, either aboveground or underground, or located beneath a structure shall comply with the applicable provisions of NFPA 30.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

County San Mateo, CA

2.28 0 1.14 2.28 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

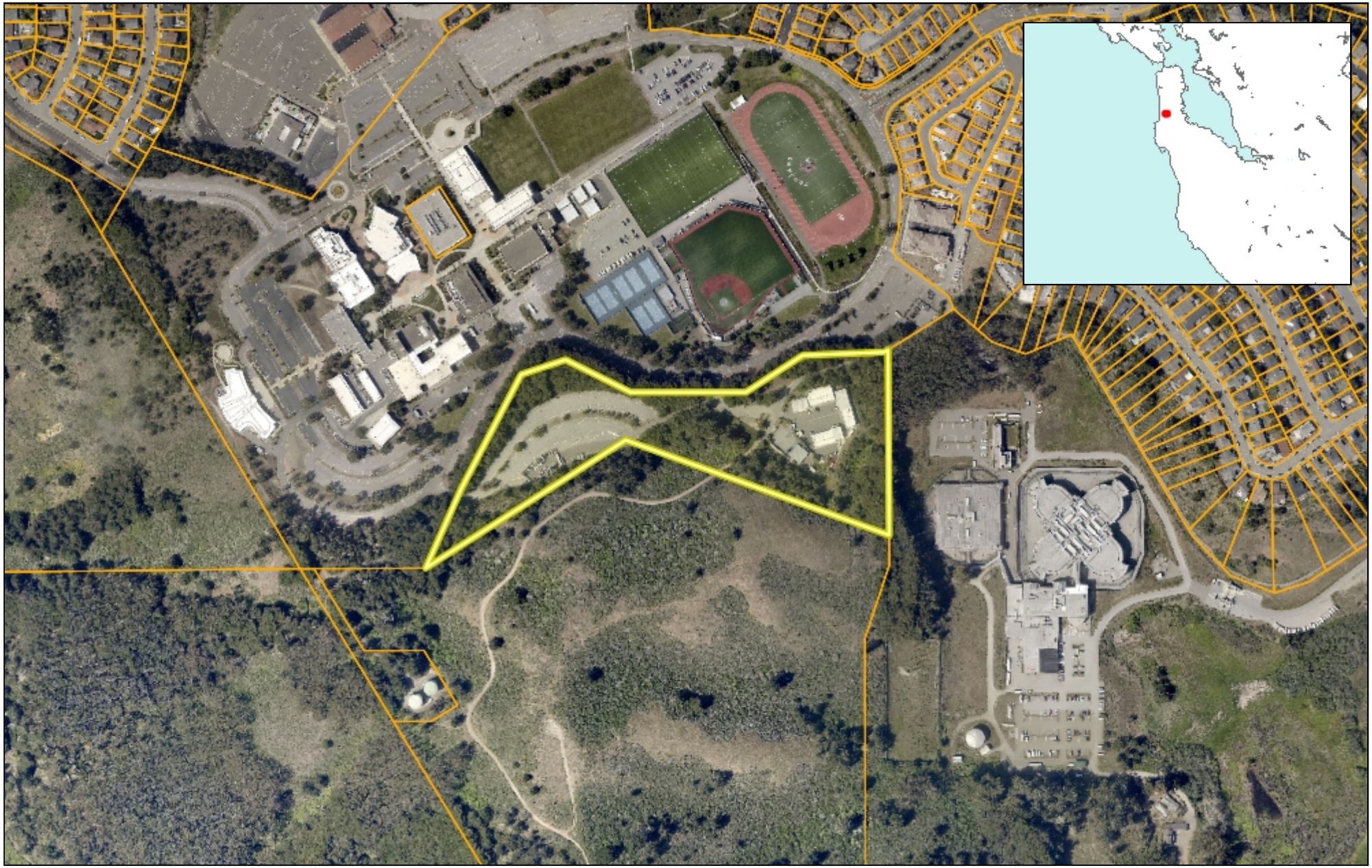
1: 72,224

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

San Mateo County

County San Mateo, CA



0.21 0 0.11 0.21 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 6,678

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

ADMINISTRATIVE REQUIREMENTS

1. ALL WORK SHALL CONFORM TO 2022 TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR). A COPY OF PARTS 1 TO 5, AND PART 9, TITLE 24, C.C.R. SHALL BE KEPT ON THE JOB SITE AT ALL TIMES.
2. ALL ADDENDA TO BE SIGNED BY ARCHITECT OR EOR AND THE OWNER AND APPROVED BY DSA. ADDENDA ARE NOT VALID UNTIL APPROVED BY DSA PER SECTION 4–338, PART 1, TITLE 24.
3. CHANGES OR SUBSTITUTIONS OF ANY ELEMENT WHICH AFFECTS THE STRUCTURAL, ACCESSIBILITY OR FIRE AND LIFE SAFETY PORTIONS OF THE APPROVED PLANS AND SPECIFICATIONS AFTER THE WORK HAS BEEN LET SHALL BE SUBMITTED AND APPROVED BY DSA PRIOR TO COMMENCEMENT OF THE WORK. CONSTRUCTION CHANGE DOCUMENTS SHALL BE PREPARED AND SUBMITTED TO DSA IN COMPLIANCE WITH DSA INTERPRETATION OF REGULATION IR A–6 AND SECTION 4–338(C) PART 1, TITLE 24 CCR.
4. STRUCTURAL TESTS AND SPECIAL INSPECTIONS SHALL BE IN ACCORDANCE WITH SECTION 4–335, PART 1, TITLE 24. THE TESTING LABORATORY SHALL BE APPROVED BY DSA AND EMPLOYED BY THE DISTRICT/OWNER.
5. DSA SHALL BE NOTIFIED AT THE START OF CONSTRUCTION AND PRIOR TO THE PLACEMENT OF CONCRETE PER SECTION 4–331, PART 1, TITLE 24.
6. A "DSA CERTIFIED" PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY DSA SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTY OF THE INSPECTOR SHALL BE IN ACCORDANCE WITH SECTION 4–342, PART 1, TITLE 24 CCR. A MINIMUM CLASS 2 INSPECTOR IS REQUIRED.
7. SUPERVISION OF CONSTRUCTION BY DSA SHALL BE IN ACCORDANCE WITH SECTION 4–334, PART 1, TITLE 24.
8. CONTRACTOR, INSPECTOR, ARCHITECT, AND ENGINEERS SHALL SUBMIT VERIFIED REPORTS (FORM DSA–6) IN ACCORDANCE WITH SECTIONS 4–336 AND 4–343, PART 1, TITLE 24.
9. THE STRUCTURAL ENGINEER SHALL PERFORM THEIR DUTIES IN ACCORDANCE WITH SECTIONS 4–333(a) AND 4–341, PART 1, TITLE 24.
10. THE CONTRACTOR SHALL PERFORM HIS DUTIES IN ACCORDANCE WITH SECTIONS 4–343, PART 1, TITLE 24.
11. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR). SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHERE IN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. A CONSTRUCTION CHANGE DOCUMENT, OR SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK.
12. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES

AT&T SITE NUMBER: CBL00159
AT&T SITE NAME: OLD NEXTEL FACILITY

3300 COLLEGE DRIVE
SAN BRUNO, CA 94066
JURISDICTION: SAN MATEO COUNTY
APN: 017-480-040

PROJECT / INITIATIVE: NSB
USID#: 329378
FA LOCATION CODE: 16147949
RFDS ID #: 5808276
RFDS VERSION: 2.00
RFDS DATE: 01/25/24
PACE JOB#: MRSFR100077
PTN#: 3701A17X1E

WUC (WALK UP TO CABINET) / MONOPINE

PROJECT DESCRIPTION

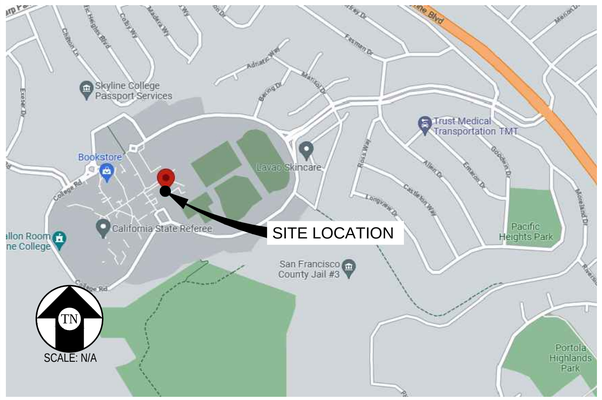
A (N) AT&T UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (N) AT&T 388 SQ FT EQUIPMENT LEASE AREA
- (N) AT&T 105'–0" TALL MONOPINE
- (12) (N) ANTENNAS
- (9) (N) RADIO UNITS @ ANTENNAS
- (3) (N) SURGE SUPPRESSORS @ ANTENNAS
- (3) (N) FIBER TRUNK CABLES & (9) (N) DC POWER TRUNK CABLES
- (N) WUC (WALK–UP–CABINET) ON (N) 10'–0" X 5'–0" CONCRETE SLAB
- (N) RAYCAP DC50 SURGE SUPPRESSOR BOX ATTACHED TO WUC (WALK–UP–CABINET) @ EQUIPMENT
- (N) 200A ELECTRICAL PANEL ATTACHED TO WUC (WALK–UP–CABINET)
- (N) 30KW DIESEL GENERATOR ON 190 GALLON UL 142 RATED FUEL TANK ON (N) 10'–0" X 5'–0" CONCRETE SLAB
- (N) H–FRAME W/ (N) CIENA STACKED ABOVE (N) 30"X30"X12" TELCO BOX
- (N) UTILITIES TO (N) SITE LOCATION

PROJECT INFORMATION

SITE NAME:	OLD NEXTEL FACILITY
SITE #:	CBL00159
COUNTY:	SAN MATEO
JURISDICTION:	SAN MATEO COUNTY
APN:	017–480–040
SITE ADDRESS:	3300 COLLEGE DRIVE SAN BRUNO, CA 94066
CURRENT ZONING:	PUBLIC RECREATION
CONSTRUCTION TYPE:	V–B
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)
POWER:	BUILDING
LATITUDE:	N 37° 37' 40.97" NAD 83 N 37.628047° NAD 83
LONGITUDE:	W 122° 27' 46.40" NAD 83 W –122.462889° NAD 83
GROUND ELEVATION:	701.3' AMSL
PROPERTY OWNER:	SAN MATEO COMMUNITY COLLEGE DISTRICT 3401 CSM DRIVE SAN MATEO, CA 94402
APPLICANT:	AT&T MOBILITY 5001 EXECUTIVE PARKWAY SAN RAMON, CA 94583
SITE ACQUISITION COMPANY:	QUALTEK WIRELESS LLC 1200 DEL PASO BLVD, STE 150, SACRAMENTO, CA 95815
LEASING CONTACT:	ATTN: JARED KEARSLEY (209) 968–4315 JARED.KEARSLEY@51WIRELESS.NET
ZONING CONTACT:	ATTN: JARED KEARSLEY (209) 968–4315 JARED.KEARSLEY@51WIRELESS.NET
CONSTRUCTION CONTACT:	ATTN: JOSH ROBERSON (949) 505–4225 JROBERSON@QUALTEKWIRELESS.COM

VICINITY MAP



DRIVING DIRECTIONS

FROM: 5001 EXECUTIVE PARKWAY, SAN RAMON, CA 94583
TO: 3300 COLLEGE DRIVE, SAN BRUNO, CA 94066

1.	HEAD NORTH	82 FT
2.	TURN LEFT	0.2 MI
3.	TURN LEFT	0.1 MI
4.	TURN LEFT ONTO BISHOP DR	0.5 MI
5.	TURN RIGHT ONTO SUNSET DR	0.1 MI
6.	USE THE RIGHT 2 LANES TO TURN SLIGHTLY RIGHT TOWARD BOLLINGER CANYON RD	138 FT
7.	USE ANY LANE TO TURN RIGHT ONTO BOLLINGER CANYON RD	0.3 MI
8.	USE THE RIGHT LANE TO MERGE ONTO I–680 S VIA THE RAMP TO SAN JOSE	0.2 MI
9.	MERGE ONTO I–680 S	4.3 MI
10.	USE THE RIGHT 2 LANES TO TAKE EXIT 30B TO MERGE ONTO I–580 W TOWARD DUBLIN/OAKLAND	10.0 MI
11.	KEEP LEFT AT THE FORK TO CONTINUE ON I–238 N, FOLLOW SIGNS FOR I–880	1.7 MI
12.	USE THE RIGHT 2 LANES TO TAKE EXIT 16A TO MERGE ONTO I–880 S TOWARD SAN JOSE/SAN MATEO BRG	4.1 MI
13.	USE THE RIGHT 2 LANES TO TAKE EXIT 27 TOWARD SAN MATEO/HALF MOON BAY	0.5 MI
14.	MERGE ONTO CA–92 W	17.4 MI
15.	USE THE RIGHT LANE TO TAKE EXIT 8 TOWARD SAN FRANCISCO	0.5 MI
16.	MERGE ONTO I–280 N	7.9 MI
17.	TAKE EXIT 41 FOR STATE ROUTE 35 TOWARD SKYLINE BLVD/PACIFICA	0.9 MI
18.	CONTINUE ONTO CA–35/SKYLINE BLVD	1.9 MI
19.	TURN LEFT ONTO COLLEGE DR	0.8 MI
20.	TURN RIGHT	148 FT

END AT: 3300 COLLEGE DRIVE, SAN BRUNO, CA 94066

ESTIMATED TIME: 1 HOUR 6 MINUTES ESTIMATED DISTANCE: 51.5 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R.
(2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
ANSI/EIA–TIA–222–H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B–203.5

SHEET INDEX

SHEET	DESCRIPTION	REV
T–1.1	TITLE SHEET	–
C–1	TOPOGRAPHIC SURVEY	–
C–2	TOPOGRAPHIC SURVEY	–
A–1.1	OVERALL SITE PLAN	–
A–1.2	ENLARGED SITE PLAN	–
A–1.3	EQUIPMENT PLAN	–
A–2.1	ANTENNA PLAN	–
A–3.1	ELEVATIONS	–
A–4.1	ANTENNA DETAILS	–
A–4.2	EQUIPMENT DETAILS	–
E–1.1	ELECTRICAL PLAN	–

STATEMENT OF GENERAL CONFORMANCE

Application No: XX–XXXXX File No: XX–XX

[X] Sheets E–1.1 & E–1.2 listed in the sheet index on this page.

Have/has been prepared by other design professionals or consultants who are licensed and/or authorized to prepare such drawings in this state. It has been examined by me for:

1. design intent and appears to meet the appropriate requirements of Title 24, California Code of Regulations and the project specifications prepared by me, and
2. coordination with my plans and specifications and is acceptable for incorporation into the construction of this project.

The Statement of General Conformance "shall not be construed as relieving me of my rights, duties, and responsibilities under Sections 17302 and 81138 of the Education Code and Sections 4–336, 4–341 and 4–344" of Title 24, Part1. (Title 24, Part 1, Section 4–317 (b))

I certify that all items referenced above are in general conformance and have been coordinated.

Signature Date

Architect or Engineer designated to be in general responsible charge.

KEVIN SORENSEN Name
S4469 (EXP 9/30/2024) License Number

N/A Signature Date

Architect or Engineer delegated responsibility for this portion of work.

Name License Number

DSA APPROVAL

Issued For:
CBL00159
OLD NEXTEL FACILITY
3300 COLLEGE DRIVE
SAN BRUNO, CA 94066

PREPARED FOR
at&t
5001 Executive Parkway
San Ramon, California 94583

Vendor:
QUALTEK WIRELESS

AT&T SITE NO:	CBL00159
PROJECT NO:	-
DRAWN BY:	A. ARIA
CHECKED BY:	S. SAVIG
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
4	03/11/24	ZD 100%	S.V.
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2	03/01/24	CLIENT REV	C.T.C
1	02/08/24	CLIENT REV	C.T.C
0	09/28/23	ZD 90%	A.A.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

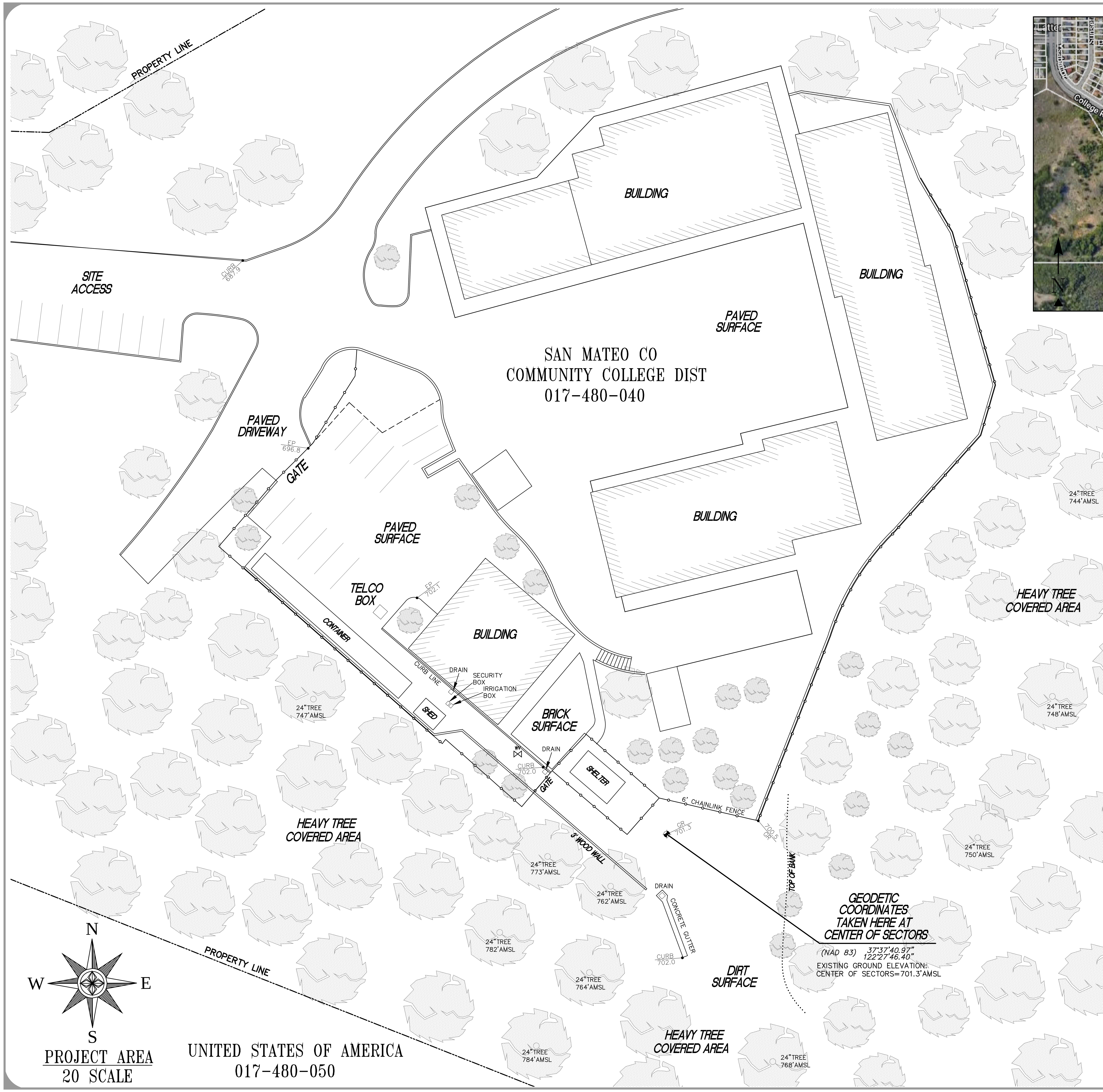
KEVIN R. SORENSEN
S4469

ENGINEER:

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1.1



PROJECT AREA
20 SCALE

UNITED STATES OF AMERICA
017-480-050

VICINITY MAP
NO SCALE

PROPERTY INFORMATION

OWNER: SAN MATEO COMMUNITY COLLEGE DISTRICT
ADDRESS: 3401 CSM DRIVE
SAN MATEO, CA 94402

SITE: OLD NEXTEL FACILITY
3300 COLLEGE DRIVE
SAN BRUNO CA 94066

ASSESSOR'S PARCEL NUMBER: 017-480-040

EXISTING GROUND ELEVATION: CENTER OF SECTORS=701.3'AMSL

SURVEYOR'S NOTES

ALL EASEMENTS CONTAINED IN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.
THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

BASIS OF BEARING

BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *STATE PLANE COORDINATE ZONE 3*, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 99 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION 'LUTZ' ELEVATION=450.0' (NAVD88)

TITLE REPORT

TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO:, DATED:, 2023.

SURVEY DATE

9/07/2023

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT U.S.A. AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, PARCEL 3 12.052 AC MOL PARCEL MAP VOL 22/36-38
AND AS SHOWN ON SAID TITLE REPORT.

LEGEND

P.O.B.	POINT OF BEGINNING
TFC	TOP FACE OF CURB
GR	GROUND SHOT
EP	EDGE OF PAVEMENT
DWY	ACCESS DRIVEWAY
PS	PARKING SPACE
SW	SIDEWALK
CC	CONCRETE
ROOF	TOP OF ROOF
SSCO	SEWER CLEAN OUT
	GEODETIC COORDINATES
XXXX.X NG	SPOT ELEVATION
WV	WATER CONTROL VALVE
	FIRE HYDRANT
	GUY CONDUCTOR
	FOUND AS NOTED
	POWER POLE
E	ELECTRICAL TRANSFORMER
AC	AIR CONDITIONING UNIT
	TELEPHONE PEDESTAL
TV	TELEPHONE VAULT
T	TELEPHONE MANHOLE
G	GAS VALVE
GM	GAS METER

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	9/07/2023	SITE PLAN	

HAYES
Land Surveying
And Mapping
2830 MADIGAN COURT
CONCORD, CA 94518

LICENSED LAND SURVEYOR
RICK K. HAYES
No. 7900
EXP. 12/31/23
STATE OF CALIFORNIA

at&t
2600 CAMINO RAMON
4TH FLOOR, WEST WING
SAN RAMON, CA 94583

TOPOGRAPHIC SURVEY
EXISTING CONDITIONS

CBL00159
OLD NEXTEL FACILITY
3300 COLLEGE DRIVE
SAN BRUNO CA 94066

C-1
SHEET 1 of 2

N
W E
S

OVERALL VIEW
60 SCALE

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SAN MATEO CO
COMMUNITY COLLEGE DIST
017-080-190

UNSURVEYED
REMAINDER

PROPERTY LINE

SAN MATEO CO
COMMUNITY COLLEGE DIST
017-480-040

COLLEGE ROAD

PROPERTY LINE

SITE ACCESS

SEE SHEET C-1

BUILDING

BUILDING

BUILDING

BUILDING

PROPERTY LINE

CITY & CO OF SAN FRANCISCO JAIL SITE
017-530-010

PROPERTY LINE

UNITED STATES OF AMERICA
017-480-050

GEODETIC COORDINATES TAKEN HERE AT CENTER OF SECTORS

(NAD 83) 37°37'40.97"
122°27'46.40"

EXISTING GROUND ELEVATION:
CENTER OF SECTORS=701.3'AMSL

ISSUE STATUS

REV.	DESCRIPTION	DATE
△	SITE PLAN	9/07/2023

HAYES
Land Surveying
And Mapping
2830 MADIGAN COURT
CONCORD, CA 94518

LICENSED LAND SURVEYOR
Rick K. Hayes
No. 7577
EXP. 12/31/24
STATE OF CALIFORNIA

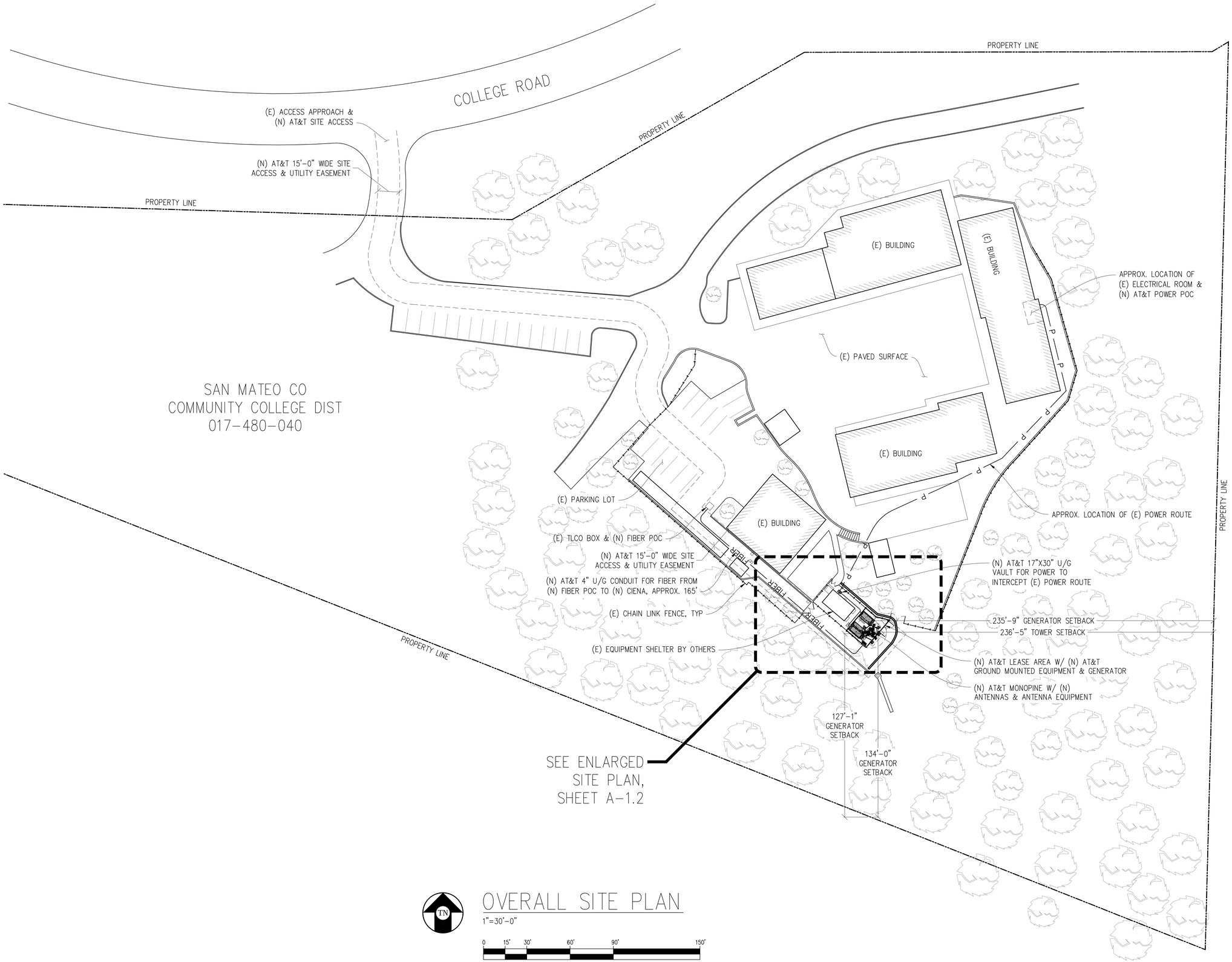
at&t

2600 CAMINO RAMON
4TH FLOOR, WEST WING
SAN RAMON, CA 94583

TOPOGRAPHIC SURVEY
EXISTING CONDITIONS

CBL00159
OLD NEXTEL FACILITY
3300 COLLEGE DRIVE
SAN BRUNO CA 94066

C-2
SHEET 2 of 2



OVERALL SITE PLAN

1"=30'-0"

DSA APPROVAL

Issued For:

CBL00159
OLD NEXTEL
FACILITY

3300 COLLEGE DRIVE
SAN BRUNO, CA 94066

PREPARED FOR

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

QUALTEK WIRELESS

AT&T SITE NO:	CBL00159
PROJECT NO:	-
DRAWN BY:	A. ARIA
CHECKED BY:	S. SAVIG
APPROVED BY:	-

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2	03/01/24	CLIENT REV	C.T.C
1	02/08/24	CLIENT REV	C.T.C
0	09/28/23	ZD 90%	A.A.

Licensee:

PRELIMINARY:
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CONSTRUCTION

KEVIN R. SORENSEN
S4469

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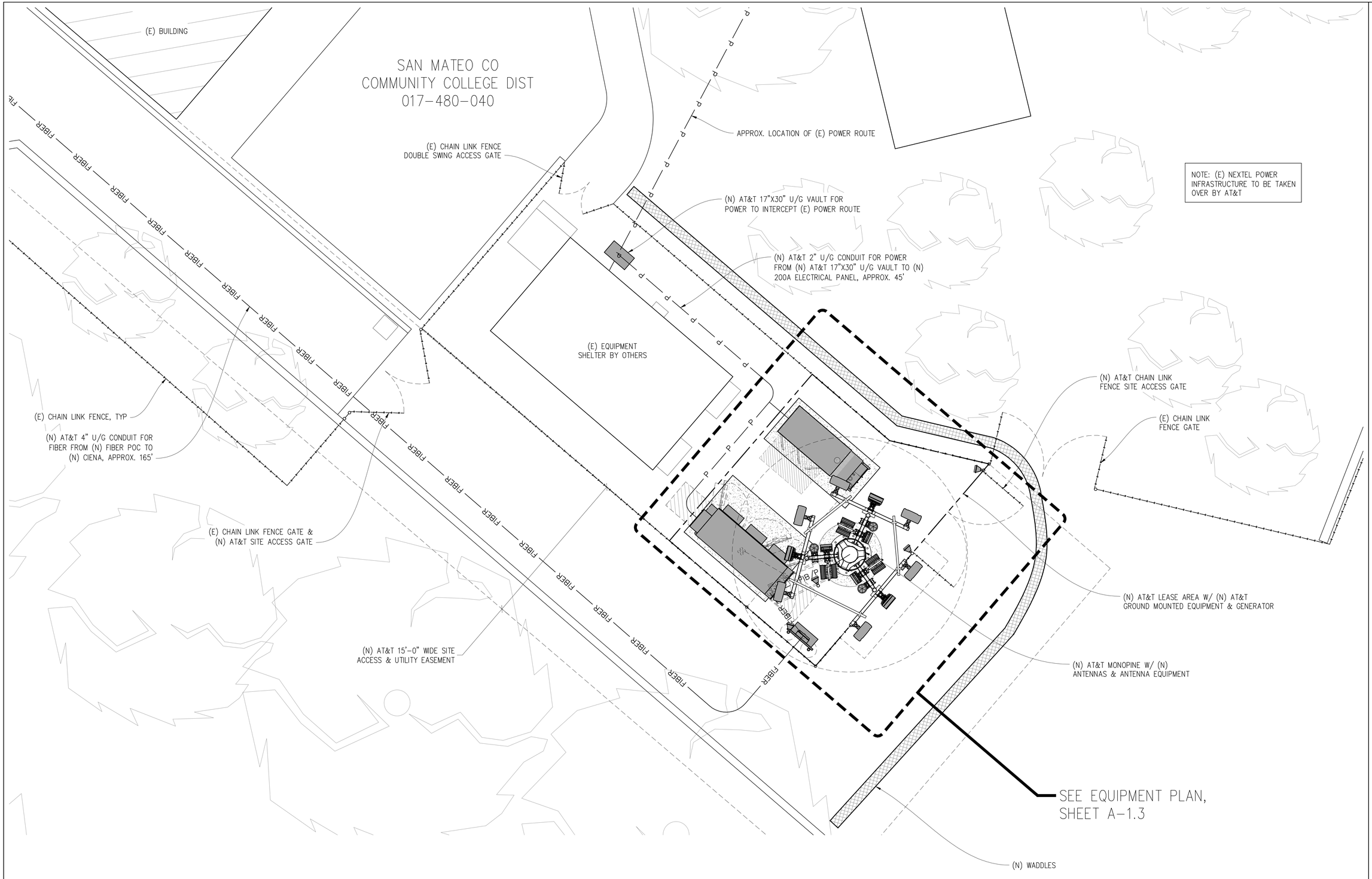
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

OVERALL
SITE PLAN

SHEET NUMBER:

A-1.1



ENLARGED SITE PLAN

1/4"=1'-0"

0 1' 2' 4' 6' 10' 14' 20'

DSA APPROVAL

Issued For:

CBL00159
OLD NEXTEL
FACILITY

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SAN BRUNO, CA 94066

PREPARED FOR

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

QUALTEK WIRELESS

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DRAWN BY:	A. ARIA
CHECKED BY:	S. SAVIG
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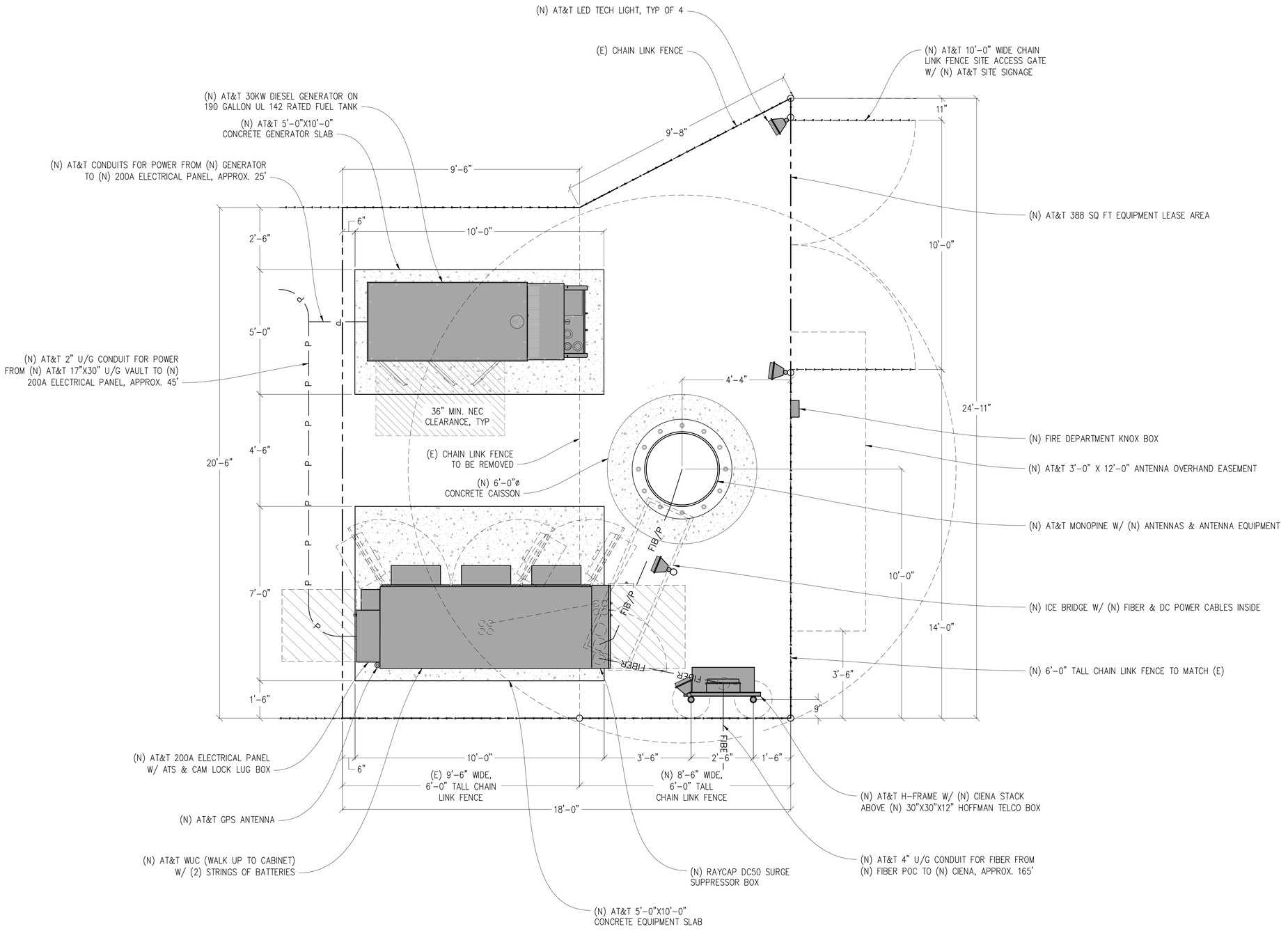
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

ENLARGED SITE
PLAN

SHEET NUMBER:

A-1.2



EQUIPMENT PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

DSA APPROVAL

Issued For:

CBL00159
OLD NEXTEL FACILITY

3300 COLLEGE DRIVE
SAN BRUNO, CA 94066

PREPARED FOR

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

QUALTEK WIRELESS

AT&T SITE NO:	CBL00159
PROJECT NO:	-
DRAWN BY:	A. ARIA
CHECKED BY:	S. SAVIG
APPROVED BY:	-

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E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

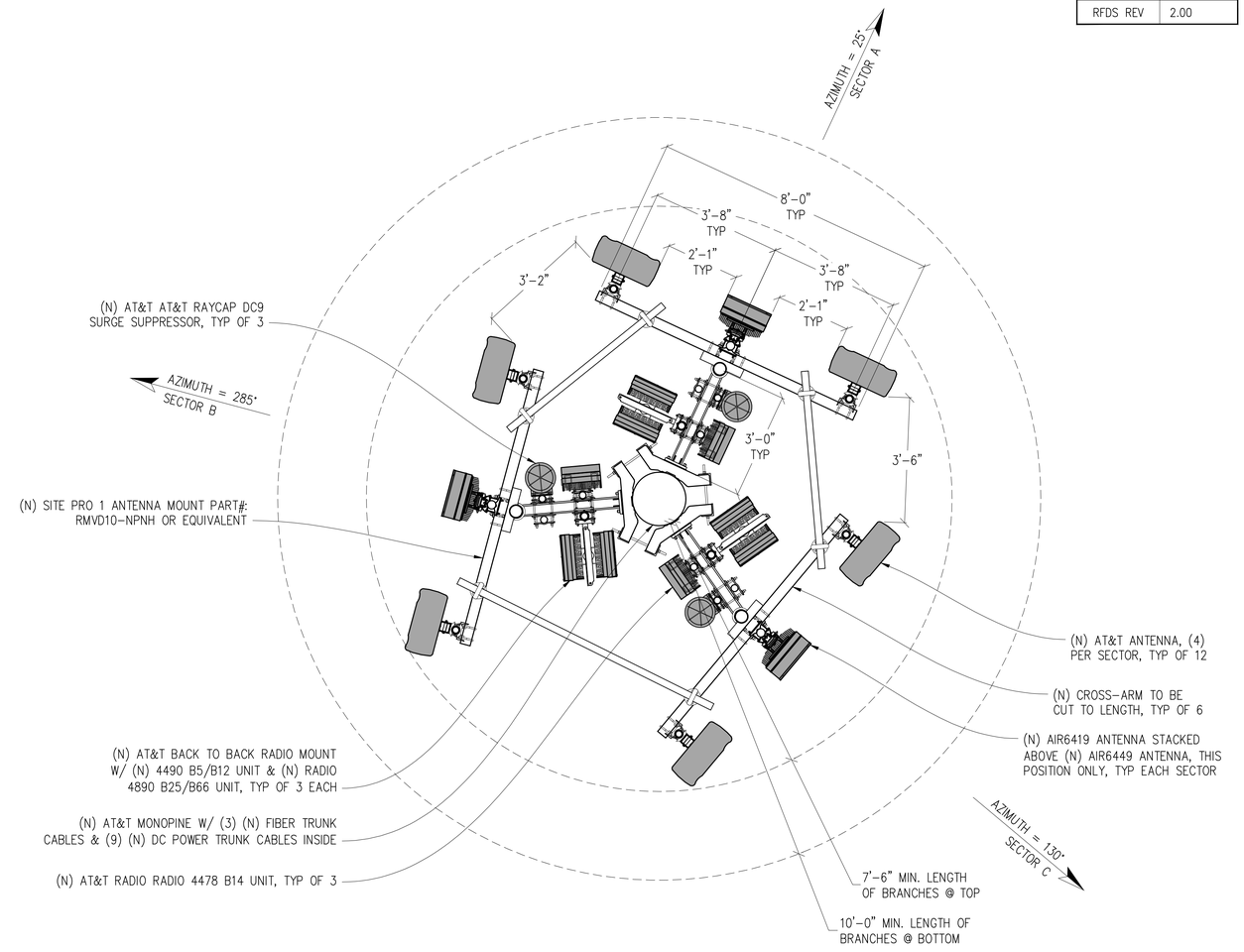
A-1.3

(N) RF SCHEDULE

SECTOR		ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF DC POWER CABLES	# OF FIBER CABLES	LENGTH OF CABLES	SURGE SUPPRESSOR	NO. OF DIPLEXERS	NO. OF COMBINERS	DC TRUNK SIZE	DC TRUNK DISTANCE	DC JUMPER TYPE	DC JUMPER DISTANCE	RECTIFIER COUNT (-48)	CONVERTER COUNT (-58)
ALPHA SECTOR	A1	QUINTEL QD6612-2	25°	±97'-0"	(1) 4490 B5/B12	3	1	±120'	(1) DC9	0	0	6 AWG	±120'	–	10'	10	0
	A2A	ERICSSON – AIR6419 B77G	25°	±98'-8"	INTEGRATED	SHARED	SHARED	–	SHARED	0	0	SHARED	SHARED	–	SHARED	–	–
	A2B	ERICSSON – AIR6419 B77D	25°	±95'-1"	INTEGRATED	SHARED	SHARED	–	SHARED	0	0	SHARED	SHARED	–	SHARED	–	–
	A3	QUINTEL QD6612-2	25°	±97'-0"	(1) 4478 B14, (1) 4890 B25/B66	SHARED	SHARED	–	SHARED	0	0	SHARED	SHARED	–	SHARED	–	–
BETTA SECTOR	B1	QUINTEL QD6612-2	285°	±97'-0"	(1) 4490 B5/B12	3	1	±120'	(1) DC9	0	0	6 AWG	±120'	–	10'	–	–
	B2A	ERICSSON – AIR6419 B77G	285°	±98'-8"	INTEGRATED	SHARED	SHARED	–	SHARED	0	0	SHARED	SHARED	–	SHARED	–	–
	B2B	ERICSSON – AIR6419 B77D	285°	±95'-1"	INTEGRATED	SHARED	SHARED	–	SHARED	0	0	SHARED	SHARED	–	SHARED	–	–
	B3	QUINTEL QD6612-2	285°	±97'-0"	(1) 4478 B14, (1) 4890 B25/B66	SHARED	SHARED	–	SHARED	0	0	SHARED	SHARED	–	SHARED	–	–
GAMMA SECTOR	C1	QUINTEL QD6612-2	130°	±97'-0"	(1) 4490 B5/B12	3	1	±120'	(1) DC9	0	0	6 AWG	±120'	–	10'	–	–
	C2A	ERICSSON – AIR6419 B77G	130°	±98'-8"	INTEGRATED	SHARED	SHARED	–	SHARED	0	0	SHARED	SHARED	–	SHARED	–	–
	C2B	ERICSSON – AIR6419 B77D	130°	±95'-1"	INTEGRATED	SHARED	SHARED	–	SHARED	0	0	SHARED	SHARED	–	SHARED	–	–
	C3	QUINTEL QD6612-2	130°	±97'-0"	(1) 4478 B14, (1) 4890 B25/B66	SHARED	SHARED	–	SHARED	0	0	SHARED	SHARED	–	SHARED	–	–

RFDS DATE	01/25/2024
RFDS REV	2.00

NOTE:
1. ANTENNA POSITIONS ARE LEFT TO RIGHT FROM FRONT OF ANTENNA.
2. EQUIPMENT IS PRELIMINARY & SUBJECT TO CHANGE.



TN

ANTENNA PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

DSA APPROVAL

Issued For:

CBL00159
OLD NEXTEL
FACILITY

3300 COLLEGE DRIVE
SAN BRUNO, CA 94066

PREPARED FOR

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

QUALTEK WIRELESS

AT&T SITE NO:	CBL00159
PROJECT NO:	-
DRAWN BY:	A. ARIA
CHECKED BY:	S. SAVIG
APPROVED BY:	-

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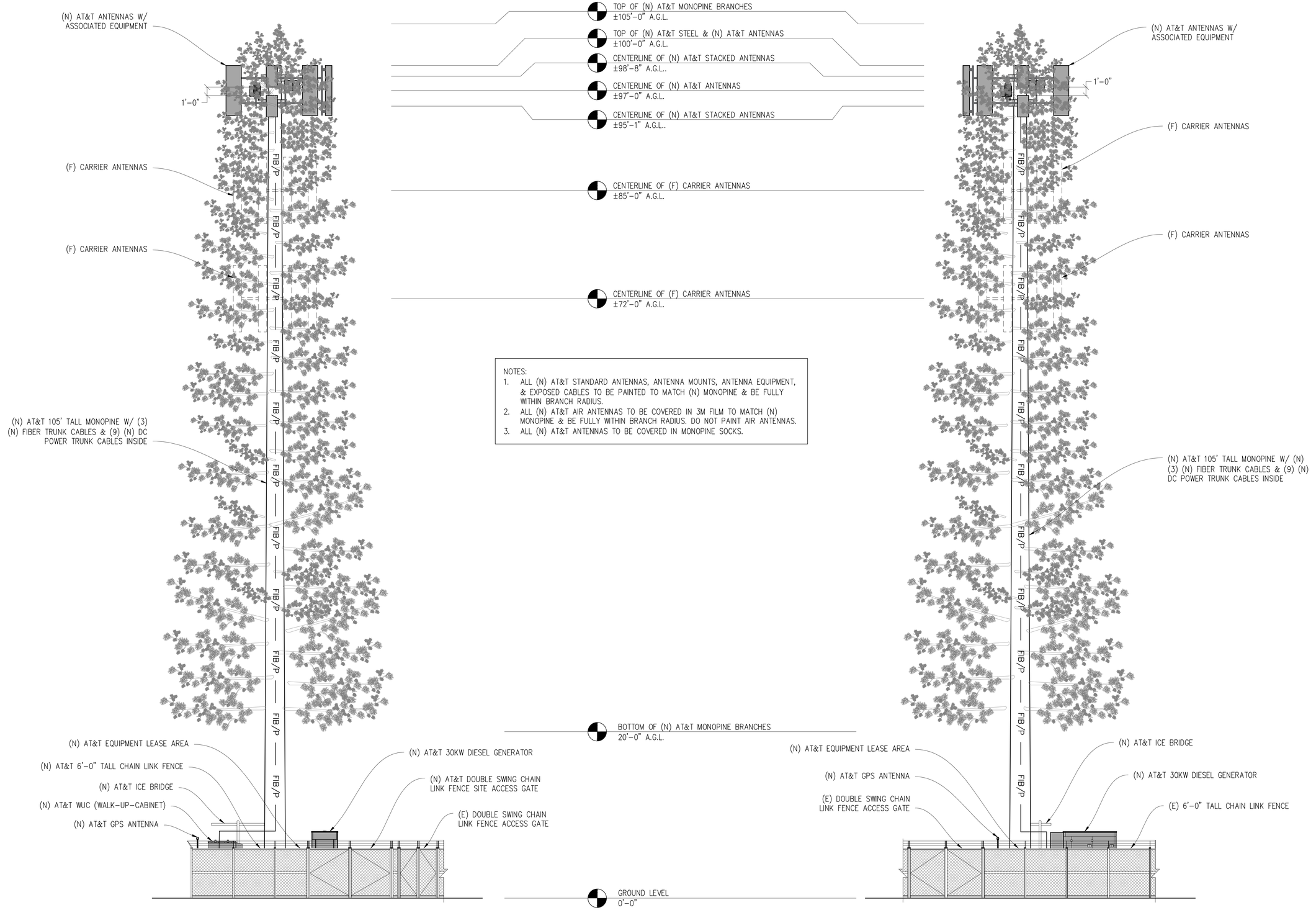
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

ANTENNA PLAN

SHEET NUMBER:

A-2.1



NOTES:
1. ALL (N) AT&T STANDARD ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT, & EXPOSED CABLES TO BE PAINTED TO MATCH (N) MONOPINE & BE FULLY WITHIN BRANCH RADIUS.
2. ALL (N) AT&T AIR ANTENNAS TO BE COVERED IN 3M FILM TO MATCH (N) MONOPINE & BE FULLY WITHIN BRANCH RADIUS. DO NOT PAINT AIR ANTENNAS.
3. ALL (N) AT&T ANTENNAS TO BE COVERED IN MONOPINE SOCKS.

SOUTHEAST ELEVATION
3/16"=1'-0"

0 6" 1' 2' 3' 5' 7' 11' 15'

NORTHEAST ELEVATION
3/16"=1'-0"

0 6" 1' 2' 3' 5' 7' 11' 15'

DSA APPROVAL

Issued For:

CBL00159
OLD NEXTEL FACILITY
3300 COLLEGE DRIVE
SAN BRUNO, CA 94066

PREPARED FOR
at&t
5001 Executive Parkway
San Ramon, California 94583

Vendor:
QUALTEK WIRELESS

AT&T SITE NO:	CBL00159
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CHECKED BY:	S. SAVIG
APPROVED BY:	-

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1	02/08/24	CLIENT REV	C.T.C
0	09/28/23	ZD 90%	A.A.

Licensee:

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S4469

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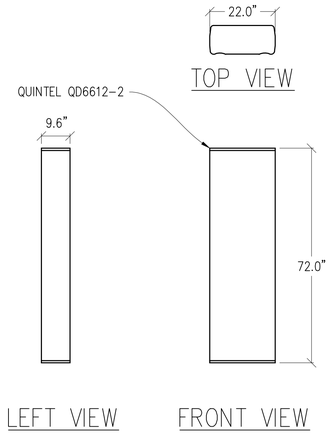
Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

ELEVATIONS

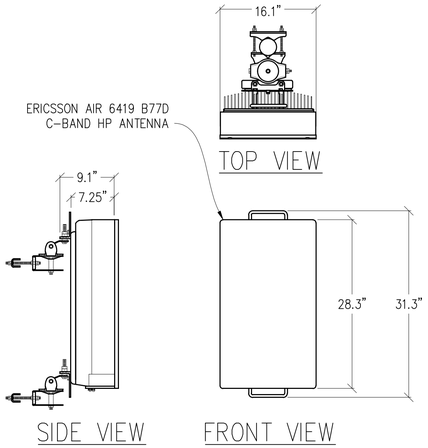
SHEET NUMBER:

A-3.1



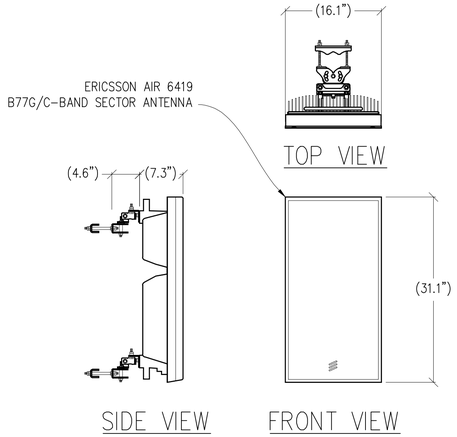
1 ANTENNA DETAIL

½"=1'-0" MAX WEIGHT: 88 LBS



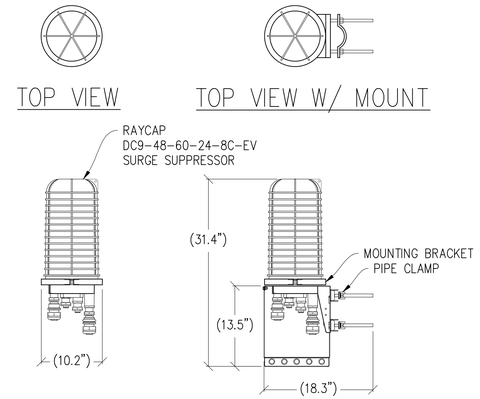
2 ANTENNA DETAIL

1"=1'-0" MAX WEIGHT: 64 LBS



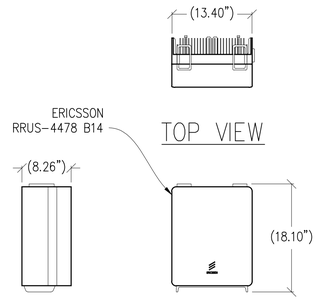
3 ANTENNA DETAIL

1"=1'-0" MAX WEIGHT: 55.4 LBS



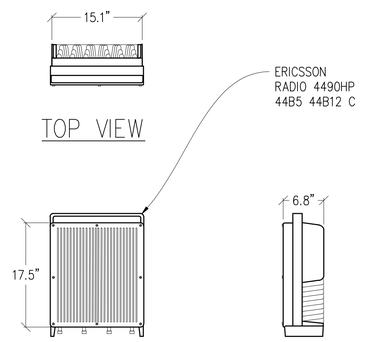
4 SURGE SUPPRESSOR DETAIL

1"=1'-0" MAX WEIGHT = 26.2 LBS



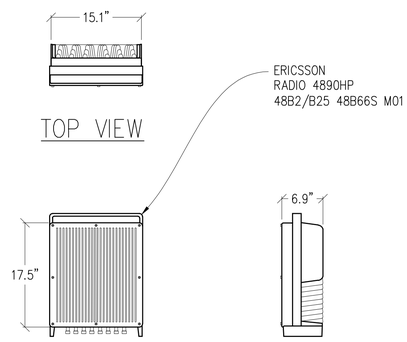
5 RRUS-4478 B14 DETAIL

1"=1'-0" MAX WEIGHT: 59.4 LBS



6 RADIO 4490HP DETAIL

1"=1'-0" MAX WEIGHT: 68.4 LBS



7 RADIO 4890HP DETAIL

1"=1'-0" MAX WEIGHT: 69.5 LBS

DSA APPROVAL

Issued For:

CBL00159
OLD NEXTEL
FACILITY

3300 COLLEGE DRIVE
SAN BRUNO, CA 94066

PREPARED FOR

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

QUALTEK WIRELESS

AT&T SITE NO:	CBL00159
PROJECT NO:	-
DRAWN BY:	A. ARIA
CHECKED BY:	S. SAVIG
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
4	03/11/24	ZD 100%	S.V.
3	03/05/24	CLIENT REV	C.T.C
2	03/01/24	CLIENT REV	C.T.C
1	02/08/24	CLIENT REV	C.T.C
0	09/28/23	ZD 90%	A.A.

Licensee:

PRELIMINARY:
NOT FOR
CONSTRUCTION

KEVIN R. SORENSEN
S4469

ENGINEER:

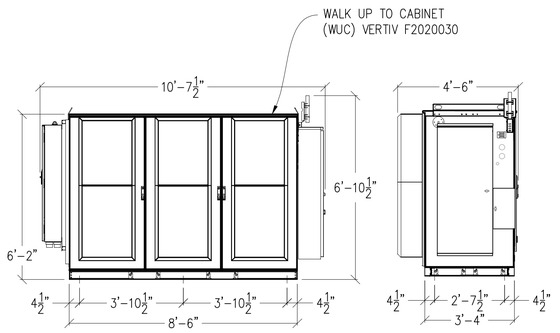
Streamline Engineering and Design, Inc.
8445 Sierra College Blvd. Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

ANTENNA
DETAILS

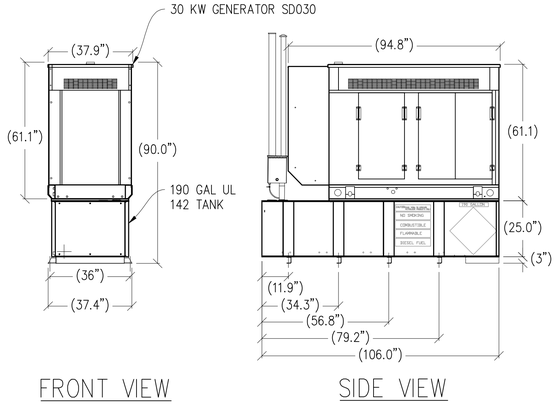
SHEET NUMBER:

A-4.1



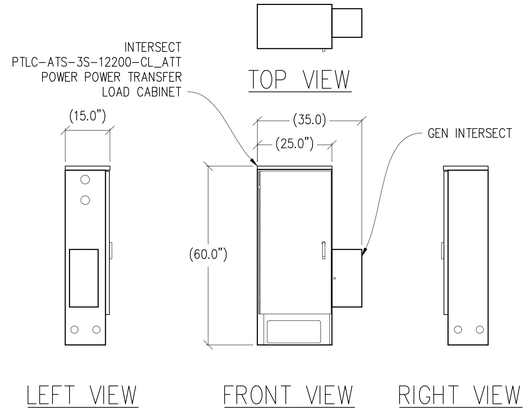
1 WUC VERTIV F2020030 DETAIL

⅜"=1'-0" MAX WEIGHT: 4,442 LBS



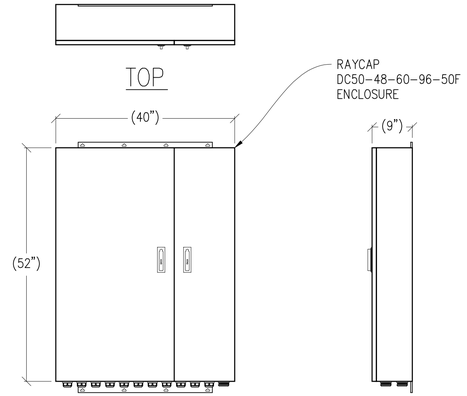
2 30KW GENERATOR DETAIL

⅜"=1'-0" MAX FULL WEIGHT: 4,465 LBS



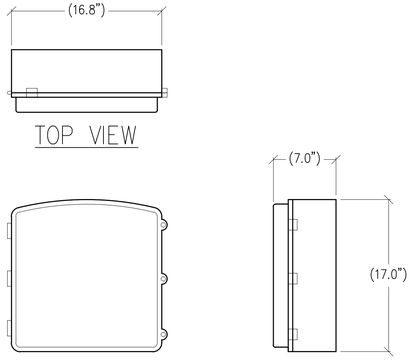
3 ELECTRICAL PANEL CABINET DETAIL

½"=1'-0" MAX WEIGHT: 150 LBS



4 RAYCAP DC50 DETAIL

¾"=1'-0" MAX WEIGHT: 165 LBS



5 CN 3931 DETAIL

1½"=1'-0" MAX WEIGHT: 28.6 LBS

DSA APPROVAL

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CBL00159
OLD NEXTEL
FACILITY

3300 COLLEGE DRIVE
SAN BRUNO, CA 94066

PREPARED FOR

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

QUALTEK WIRELESS

AT&T SITE NO:	CBL00159
PROJECT NO:	-
DRAWN BY:	A. ARIA
CHECKED BY:	S. SAVIG
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
4	03/11/24	ZD 100%	S.V.
3	03/05/24	CLIENT REV	C.T.C
2	03/01/24	CLIENT REV	C.T.C
1	02/08/23	CLIENT REV	C.T.C
0	09/28/23	ZD 90%	A.A.

License:

PRELIMINARY:
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ENGINEER:

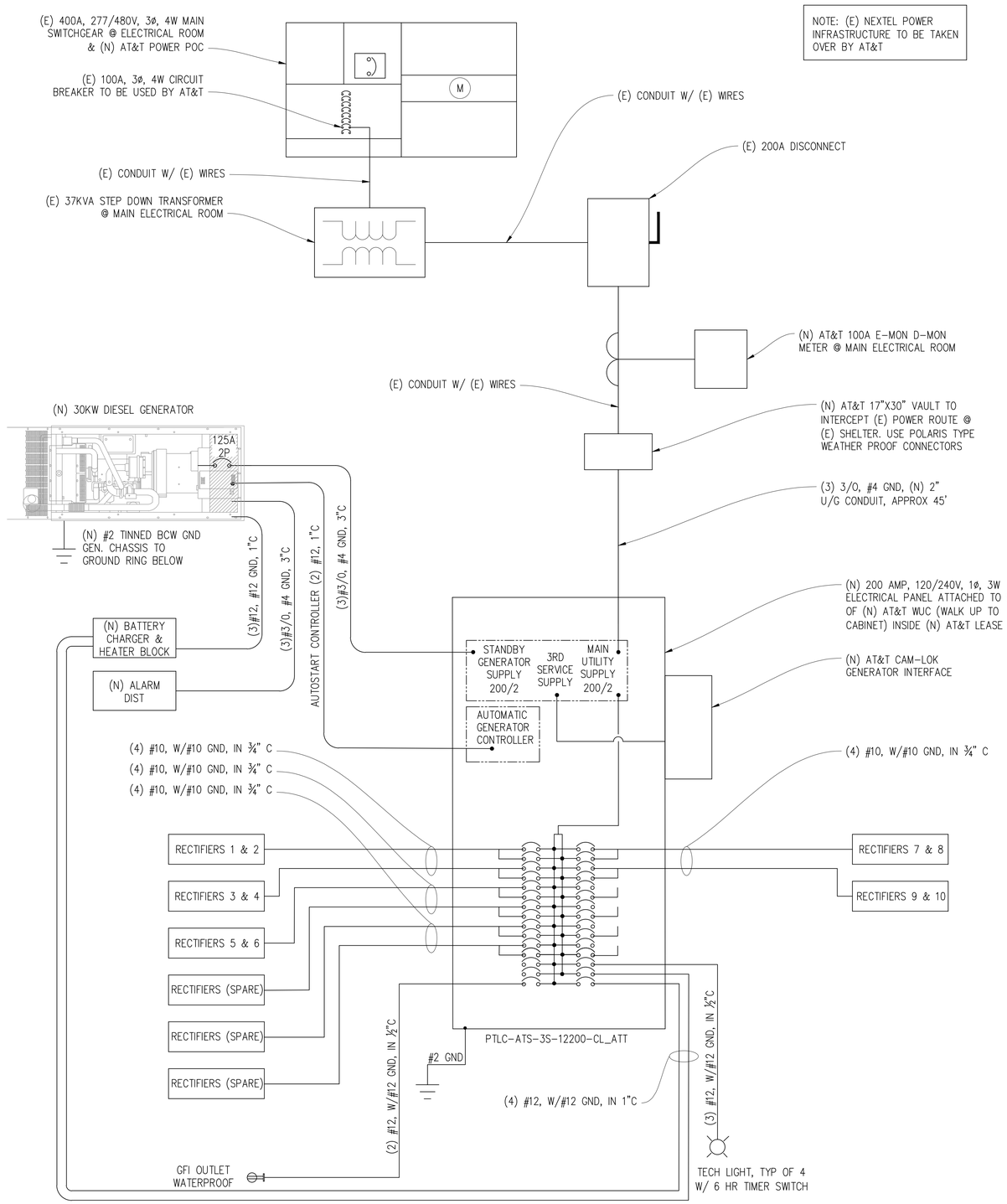
Streamline Engineering and Design, Inc.
8445 Sierra College Blvd. Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

EQUIPMENT
DETAILS

SHEET NUMBER:

A-4.2



ELECTRICAL LEGEND

- MI — MECHANICAL INTERLOCK
- M — METER
- CIRCUIT BREAKER
- SERVICE GROUND
- WIRED CONNECTION
- TIMER SWITCH, WATERPROOF
- OUTDOOR LIGHT
- GFI OUTLET, WATERPROOF

PANEL SCHEDULE

NAMEPLATE : PANEL A			SC LEVEL : 22,000				VOLTS: 120V/240V, 1ø		
LOCATION : OUTSIDE							BUS AMPS: 200A		
MOUNTING : SIDE OF WUC (WALK-UP-CABINET)							MAIN CB: 200A		
ØA	ØB							ØA	ØB
LOAD VA	LOAD VA	LOAD DESCRIPTION	BKR AMP/ POLE	CIRCUIT NO		BKR AMP/ POLE	LOAD DESCRIPTION	LOAD VA	LOAD VA
2150		RECTIFIERS 1 & 2	30/2	1	2	30/2	RECTIFIERS 7 & 8	2150	
	2150	" "	" "	3	4	" "	" "		2150
2150		RECTIFIERS 3 & 4	30/2	5	6	30/2	RECTIFIERS 9 & 10	2150	
	2150	" "	" "	7	8	" "	" "		2150
2150		RECTIFIERS 5 & 6	30/2	9	10	–	BLANK	1320	
	2150	" "	" "	11	12	–	" "		1320
0		RECTIFIER (SPARE)	30/2	13	14	–	" "	1320	
	0	" "	" "	15	16	–	" "		1320
0		RECTIFIER (SPARE)	30/2	17	18	–	" "	1320	
	0	" "	" "	19	20	–	" "		1320
0		RECTIFIER (SPARE)	30/2	21	22	–	" "	1320	
	0	" "	" "	23	24	–	" "		1320
–		–	–	25	26	20/1	TECH LIGHTS/DUPLEX RCPT	300	
	–	–	–	27	28	20/1	BATTERY CHARGER BLOCK		1000
180		RECEPTACLE	20/1	29	30	20/1	BATTERY HEATER BLOCK	250	
6630	6450	PHASE TOTALS					PHASE TOTALS	10130	9580
TOTAL VA =	32790	TOTAL AMPS =	137						
TOTAL KVA =	32.790000								

DSA APPROVAL

Issued For:

CBL00159
OLD NEXTEL FACILITY
3300 COLLEGE DRIVE
SAN BRUNO, CA 94066

PREPARED FOR
at&t
5001 Executive Parkway
San Ramon, California 94583

Vendor:
QUALTEK WIRELESS

AT&T SITE NO:	CBL00159
PROJECT NO:	-
DRAWN BY:	A. ARIA
CHECKED BY:	S. SAVIG
APPROVED BY:	-

ISSUE STATUS

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Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

ENGINEER:

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:
ELECTRICAL PLAN

SHEET NUMBER:
E-1.1

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

Environmental Assessment Specialists, Inc.
71 San Marino Avenue Ventura, CA 93003
Office (805) 650-0949 Fax (805) 650-8054 www.easenv.com

July 28, 2024

AT&T Mobility, LLC

Subject: Findings of a Biological Evaluation
AT&T Mobility LLC Candidate CBL00159
(Old Nextel Facility)
3300 College Drive
San Bruno, San Mateo County, California

Environmental Assessment Specialists, Inc. (EAS) is pleased to submit this letter report addressing the biological resources associated with the subject AT&T Mobility, LLC (AT&T) facility located within the City of San Bruno, San Mateo County, California.

Telecommunication Site Description

The site is generally located east and south of State Route 1, west of Interstate 280, and north of State Route 92, in San Bruno, CA. The proposed lease area is located within an existing landscaped planter on the south side of the existing San Mateo County Community College property. The community college property is located on the south side of College Road, west of the State Route 35 intersection, in San Bruno, CA. The proposed lease area is in T03S, R06W, Section 36 as depicted on the United States Geological Survey (USGS) *San Francisco South, CA* 7.5-minute topographical quadrangle map.

AT&T proposes the installation of new wireless antennas on a new 105' monopine. The associated telecommunications equipment will be installed within a 24'-11" x 18' chain-link enclosed equipment lease area at the base of the monopine. Trenching will be required to supply utilities to the project location.

Methods

A biologist has evaluated any biological resources present on, adjacent to, or in the vicinity of the project site. The evaluation has been performed through a combination of research by EAS and a review of reference materials provided by AT&T. The evaluation's purpose is to determine whether the proposed action could potentially affect any biological resources. The biologist paid particular attention to the presence or potential occurrence of sensitive biological resources and the potential occurrence of wetlands.

Project Biologist Martyn Leaver conducted a literature review to determine the potential for occurrence, on and in the vicinity of the project site, of sensitive plant and animal species as defined by the following:

- The California Native Plant Society's Electronic Inventory of Rare and Endangered Vascular Plants of California (California Native Plant Society 2024).
- Telecommunication site plans provided by AT&T.
- The National Wetlands Inventory On-line Wetlands Mapper (U.S. Fish and Wildlife Service 2024).
- The U.S. National Wilderness Preservation System Map (Wilderness.net).
- The California Natural Diversity Database (CNDDB) (California Department of Fish and Game 2024).
- The National Wildlife Refuge System On-line Map (U.S. Fish & Wildlife Service 2024).
- The Environmental Conservation Online System FWS Critical Habitat for Threatened & Endangered Species Online Mapper (U.S. Fish & Wildlife Service 2024).

Results/Impact Analysis

The proposed lease area is located within an existing landscaped planter on the south side of the existing San Mateo County Community College property, in San Bruno, CA. Ground disturbance will occur within the existing landscaped planters and along the paved access road on the south side of the community college property. Land use adjacent to the project site generally consists of the existing community college to the north and northwest; the San Mateo County Jail property to the east; with the undeveloped natural areas of Sharp Park to the south and west. The project area is frequently disturbed from pedestrian, vehicular and maintenance activities associated with the community college. Ornamental and ruderal vegetation occurs in the vicinity of the proposed project. Installation of the proposed facility will not result in any impact to native vegetation communities or suitable habitat for sensitive plant or wildlife species. Based on the information provided by AT&T and EAS' biological evaluation:

- The project site does not contain sensitive biological resources, including suitable habitat for listed threatened or endangered plant and wildlife species.

- The National Wetlands Inventory map was reviewed. The project will not result in any impacts to wetlands or other jurisdictional waters.

- The site is not located in a wilderness area, or a wildlife preserve.

Nesting Birds

The trees and shrubs located within the immediate vicinity of the project site provide suitable nesting habitat for several avian species. Therefore, EAS recommends that construction activity avoid the avian nesting season (February 1 – September 30).

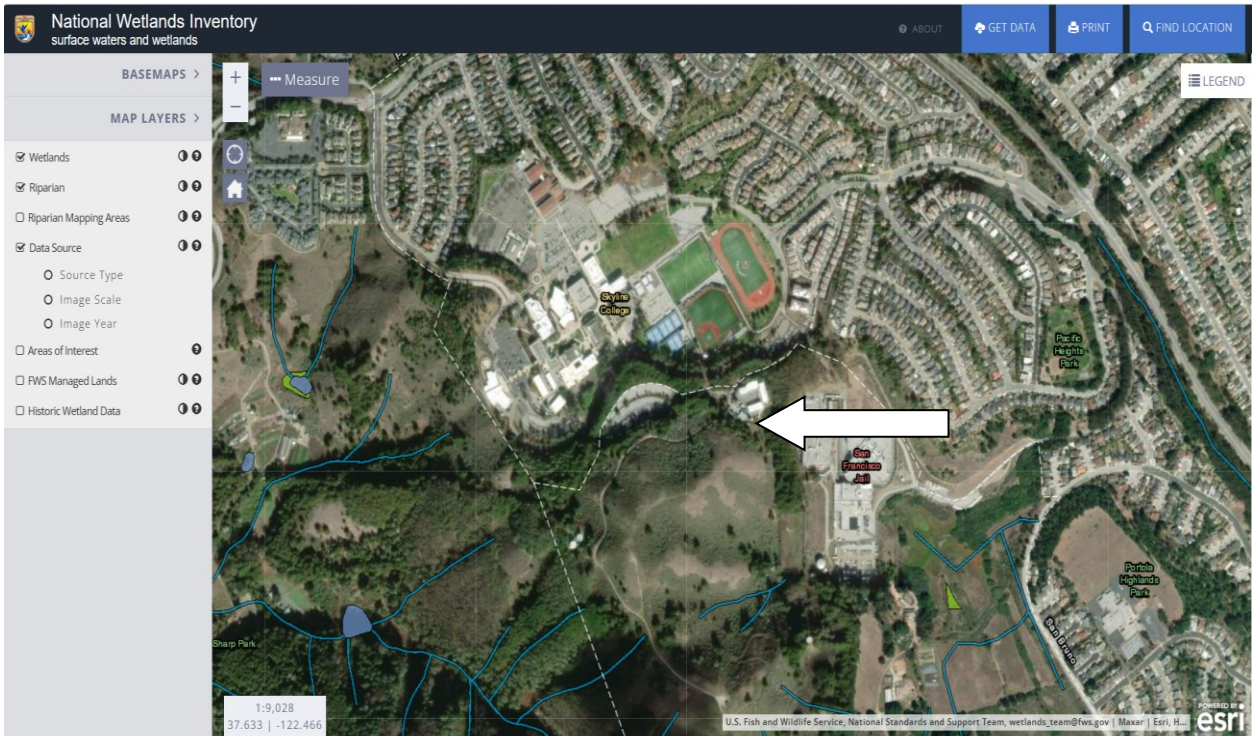
If nesting activity is observed on or in the immediate vicinity of the project site, construction activity can proceed after the nestlings have fledged. If the facility must be installed near an active nest, a biological monitor will be present during all construction activity. Construction activity can be conducted at the discretion of the monitor to ensure that it does not directly or indirectly impact nesting birds.

Northern Long-Eared Bat (NLEB)

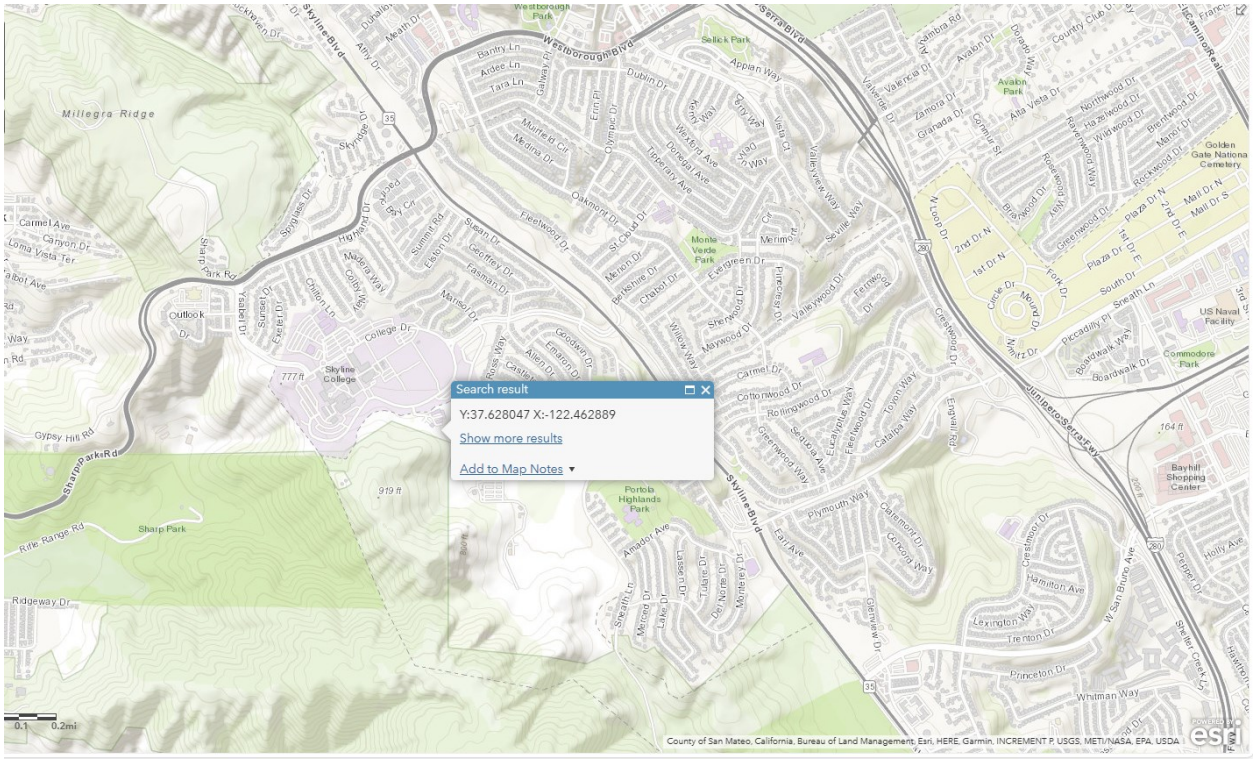
The project is located outside of the NLEB's range. Therefore, no further action with USFWS or FCC over NLEB issues is needed.

We at EAS appreciate the opportunity to assist you on this project.
Sincerely,

Martyn Leaver
Environmental Assessment Specialists, Inc.
71 San Marino Avenue
Ventura, CA 93003



Wetlands / Aerial Photograph



Critical Habitat / Topographical Map

A review of the CNDDB and the CNPS Electronic Inventory of Rare and Endangered Vascular Plants resulted in a list of 56 sensitive wildlife species, 00 sensitive plant community(s) and, 50 sensitive plant species that occur within the *San Francisco South, CA* USGS topographic quadrangle.

Element_Type	Scientific_Name	Common_Name
Animals - Amphibians	Rana draytonii	California red-legged frog
Animals - Arachnids	Banksula incredula	incredible harvestman
Animals - Birds	Accipiter cooperii	Coopers hawk
Animals - Birds	Eremophila alpestris actia	California horned lark
Animals - Birds	Ptychoramphus aleuticus	Cassins auklet
Animals - Birds	Ardea alba	great egret
Animals - Birds	Ardea herodias	great blue heron
Animals - Birds	Egretta thula	snowy egret
Animals - Birds	Nycticorax nycticorax	black-crowned night heron
Animals - Birds	Falco mexicanus	prairie falcon
Animals - Birds	Falco peregrinus anatum	American peregrine falcon
Animals - Birds	Riparia riparia	bank swallow
Animals - Birds	Lanius ludovicianus	loggerhead shrike
Animals - Birds	Hydroprogne caspia	Caspian tern
Animals - Birds	Larus californicus	California gull
Animals - Birds	Pandion haliaetus	osprey
Animals - Birds	Geothlypis trichas sinuosa	saltmarsh common yellowthroat
Animals - Birds	Melospiza melodia pusillula	Alameda song sparrow
Animals - Birds	Passerculus sandwichensis alaudinus	Bryants savannah sparrow
Animals - Birds	Pelecanus occidentalis californicus	California brown pelican
Animals - Birds	Nannopterum auritum	double-crested cormorant
Animals - Birds	Laterallus jamaicensis coturniculus	California black rail
Animals - Birds	Rallus obsoletus obsoletus	California Ridgways rail
Animals - Birds	Athene cunicularia	burrowing owl
Animals - Crustaceans	Caecidotea tomalensis	Tomales isopod
Animals - Fish	Acipenser medirostris pop. 1	green sturgeon - southern DPS
Animals - Fish	Mylopharodon conocephalus	hardhead
Animals - Fish	Eucyclogobius newberryi	tidewater goby
Animals - Fish	Spirinchus thaleichthys	longfin smelt
Animals - Fish	Lampetra ayresii	western river lamprey
Animals - Insects	Adela oplerella	Oplers longhorn moth
Animals - Insects	Bombus caliginosus	obscure bumble bee
Animals - Insects	Bombus occidentalis	western bumble bee
Animals - Insects	Cicindela hirticollis gravida	sandy beach tiger beetle
Animals - Insects	Ischnura gemina	San Francisco forktail damselfly
Animals - Insects	Hydroporus leechi	Leechs skyline diving beetle
Animals - Insects	Lichnanthe ursina	bumblebee scarab beetle
Animals - Insects	Dufourea stagei	Stages dufourine bee
Animals - Insects	Callophrys mossii bayensis	San Bruno elfin butterfly
Animals - Insects	Icaricia icarioides missionensis	Mission blue butterfly
Animals - Insects	Icaricia icarioides pheres	Pheres blue butterfly
Animals - Insects	Trachusa gummifera	San Francisco Bay Area leaf-cutter

		bee
Animals - Insects	Danaus plexippus plexippus pop. 1	monarch - California overwintering population
Animals - Insects	Euphydryas editha bayensis	Bay checkerspot butterfly
Animals - Insects	Speyeria callippe callippe	callippe silverspot butterfly
Animals - Mammals	Erethizon dorsatum	North American porcupine
Animals - Mammals	Enhydra lutris nereis	southern sea otter
Animals - Mammals	Taxidea taxus	American badger
Animals - Mammals	Sorex vagrans paludivagus	Monterey vagrant shrew
Animals - Mammals	Corynorhinus townsendii	Townsends big-eared bat
Animals - Mammals	Lasiurus cinereus	hoary bat
Animals - Mammals	Lasiurus frantzii	western red bat
Animals - Mollusks	Pomatiopsis californica	Pacific walker
Animals - Mollusks	Anodonta californiensis	California floater
Animals - Reptiles	Emys marmorata	western pond turtle
Animals - Reptiles	Thamnophis sirtalis tetrataenia	San Francisco gartersnake
Plants - Bryophytes	Triquetrella californica	coastal triquetrella
Plants - Vascular	Allium peninsulare var. franciscanum	Franciscan onion
Plants - Vascular	Sanicula maritima	adobe sanicle
Plants - Vascular	Centromadia parryi ssp. parryi	pappose tarplant
Plants - Vascular	Cirsium andrewsii	Franciscan thistle
Plants - Vascular	Cirsium occidentale var. compactum	compact cobwebby thistle
Plants - Vascular	Grindelia hirsutula var. maritima	San Francisco gumplant
Plants - Vascular	Helianthella castanea	Diablo helianthella
Plants - Vascular	Hemizonia congesta ssp. congesta	congested-headed hayfield tarplant
Plants - Vascular	Hesperevax sparsiflora var. brevifolia	short-leaved evax
Plants - Vascular	Layia carnosa	beach layia
Plants - Vascular	Lessingia germanorum	San Francisco lessingia
Plants - Vascular	Pentachaeta bellidiflora	white-rayed pentachaeta
Plants - Vascular	Senecio aphanactis	chaparral ragwort
Plants - Vascular	Amsinckia lunaris	bent-flowered fiddleneck
Plants - Vascular	Plagiobothrys chorisianus var. chorisianus	Choris popcornflower
Plants - Vascular	Arabis blepharophylla	coast rockcress
Plants - Vascular	Erysimum franciscanum	San Francisco wallflower
Plants - Vascular	Silene scouleri ssp. scouleri	Scoulers catchfly
Plants - Vascular	Silene verecunda ssp. verecunda	San Francisco campion
Plants - Vascular	Suaeda californica	California seablite
Plants - Vascular	Carex comosa	bristly sedge
Plants - Vascular	Arctostaphylos franciscana	Franciscan manzanita
Plants - Vascular	Arctostaphylos imbricata	San Bruno Mountain manzanita
Plants - Vascular	Arctostaphylos montana ssp. ravenii	Presidio manzanita
Plants - Vascular	Arctostaphylos montaraensis	Montara manzanita
Plants - Vascular	Arctostaphylos pacifica	Pacific manzanita
Plants - Vascular	Astragalus nuttallii var. nuttallii	ocean bluff milk-vetch
Plants - Vascular	Astragalus tener var. tener	alkali milk-vetch
Plants - Vascular	Hosackia gracilis	harlequin lotus

Plants - Vascular	Trifolium amoenum	two-fork clover
Plants - Vascular	Iris longipetala	coast iris
Plants - Vascular	Monardella sinuata ssp. nigrescens	northern curly-leaved monardella
Plants - Vascular	Fritillaria liliacea	fragrant fritillary
Plants - Vascular	Malacothamnus arcuatus	arcuate bush-mallow
Plants - Vascular	Aphyllon robbinsii	Robbins broomrape
Plants - Vascular	Triphysaria floribunda	San Francisco owls-clover
Plants - Vascular	Collinsia corymbosa	round-headed collinsia
Plants - Vascular	Collinsia multicolor	San Francisco collinsia
Plants - Vascular	Gilia capitata ssp. chamissonis	blue coast gilia
Plants - Vascular	Gilia millefoliata	dark-eyed gilia
Plants - Vascular	Leptosiphon ambiguus	serpentine leptosiphon
Plants - Vascular	Leptosiphon grandiflorus	large-flowered leptosiphon
Plants - Vascular	Leptosiphon latisectus	broad-lobed leptosiphon
Plants - Vascular	Leptosiphon rosaceus	rose leptosiphon
Plants - Vascular	Chorizanthe cuspidata var. cuspidata	San Francisco Bay spineflower
Plants - Vascular	Chorizanthe robusta var. robusta	robust spineflower
Plants - Vascular	Heteranthera dubia	water star-grass
Plants - Vascular	Horkelia cuneata var. sericea	Kelloggs horkelia
Plants - Vascular	Horkelia marinensis	Point Reyes horkelia

MARTYN LEAVER

BIOLOGIST PROJECT MANAGER

PROFESSIONAL HISTORY

Environmental Assessment Specialists

Project Manager
Biologist

EDUCATION

B.A., Biological Sciences, University of Missouri, Kansas City. School of Biological Sciences

Mr. Leaver is a Biologist, Graduated from University of Missouri, school of biological sciences. He has inventoried both plant and wildlife in Missouri, and consulted on Biological projects in California. Mr. Leaver has performed and managed Environmental Assessments and Investigations for the past 25 years. Mr. Leaver has extensive knowledge of the National Environmental Policy Act (NEPA) and National Historic Preservation Action Section 106 requirements for the FCC wireless industry. Mr. Leaver has also been involved in the Consultation with Native American Tribes regarding Telecommunications projects in California.

PROFESSIONAL EXPERIENCE

- Provided QA/QC review of environmental reports including NEPA environmental screens, cultural resource surveys, architectural historian surveys, view shed surveys, and biological assessments.
- Managed environmental vendors for EAS West Region (California) and Northwest Region (Washington).
- Participated in tracing source of E.coli contamination, in the Brush Creek Flood Control Project, Kansas City, Missouri.
- Researched the effects of river bank construction on resident beaver populations along the Missouri River.
- Conducted fish population survey on Blue Springs Creek, Blue Springs, Missouri.
- Performed Biological resource investigations with Database searches using the California Natural Diversity Database, for light industrial, telecommunications, commercial facilities, residential developments and vacant parcels.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

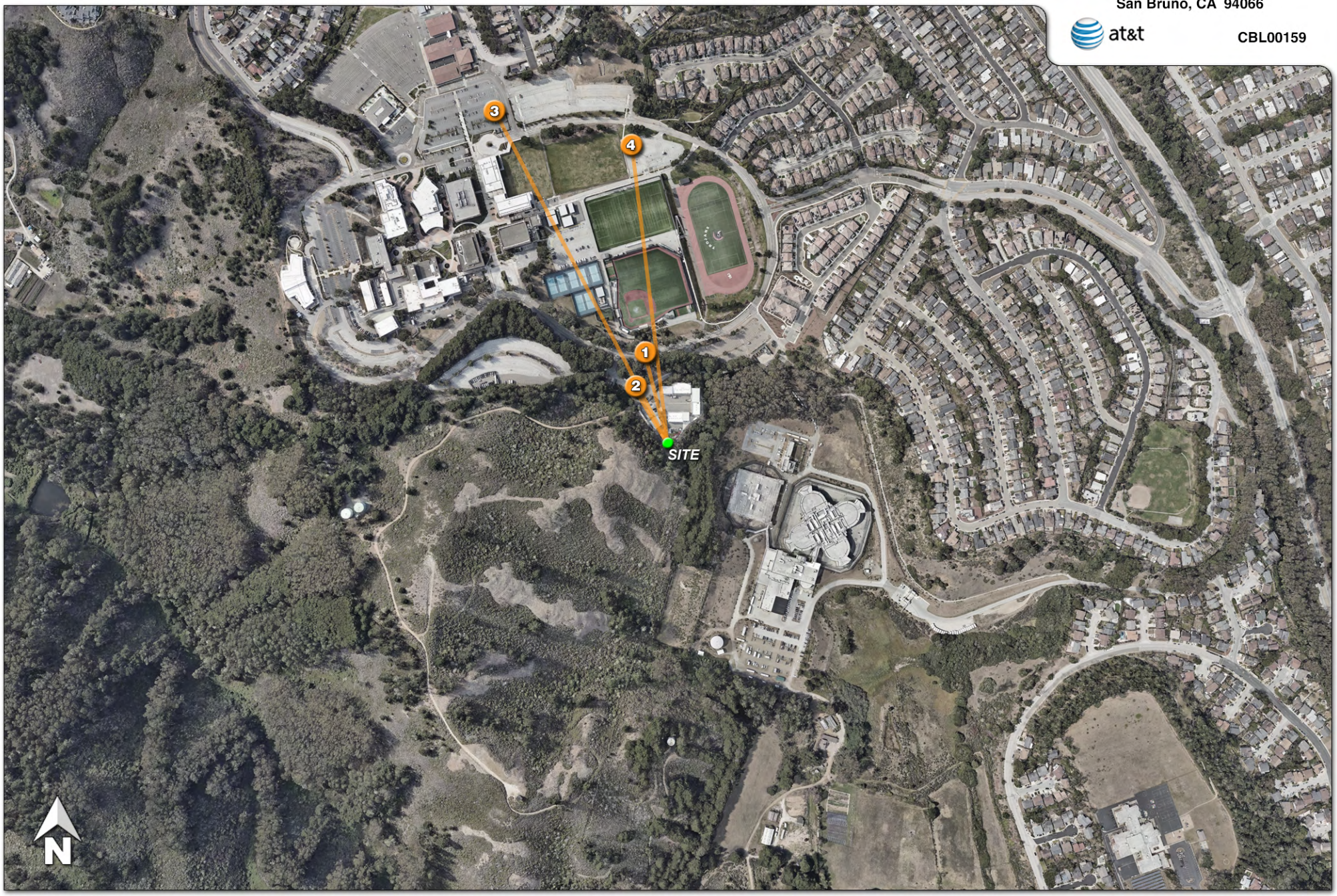
Old Nextel Facility

3300 College Drive
San Bruno, CA 94066

at&t

CBL00159

Aerial photograph showing the viewpoints for the photosimulations.



1

Photosimulation of the view from the nearest point along College Road as it passes near the Maintenance Facilities.

Old Nextel Facility
3300 College Drive
San Bruno, CA 94066

at&t

CBL00159

Photosimulation of the view looking south from Lot B, in front of the Maintenance Facilities.

Old Nextel Facility
3300 College Drive
San Bruno, CA 94066

at&t

CBL00159

Photosimulation of the view looking southeast from the parking lot by the front entrance of the college.

Old Nextel Facility
3300 College Drive
San Bruno, CA 94066

at&t

CBL00159

Photosimulation of the view looking south from the parking lot by the sports fields.

Old Nextel Facility
3300 College Drive
San Bruno, CA 94066

at&t

CBL00159

Photograph taken by a drone stationed at exactly 100 ft above the ground, looking toward the campus.

Old Nextel Facility

3300 College Drive
San Bruno, CA 94066

at&t

CBL00159

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Site Number: CBL00159
RFDS ID: 5808276
Pace Number: MRSFR100077/ MRSFR105199/ MRSFR105122/ MRSFR105863/ MRSFR105270/ MRSFR105932/ MRSFR105105
Old Nextel Facility
3300 College Drive
San Bruno, California 94066
San Mateo County
37.62804722; -122.46288889 NAD83
Monotree

The proposed AT&T installation will be in compliance with FCC regulations upon proper installation of recommended signage.

EBI Project No. 010425-PR
March 13, 2024

Prepared for:

AT&T Mobility, LLC
c/o QualTek
1150 First Avenue, Suite 600
King of Prussia, PA 19406

Prepared by:

EBI Consulting
environmental | engineering | due diligence

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APPENDICES

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CBL00159 located at 3300 College Drive in San Bruno, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 1.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains the RF EME analysis for the site, including the following:

- Site Plan with antenna locations
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled exposures on any accessible rooftop or ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

As such, the proposed AT&T installation is in compliance with FCC regulations upon proper installation of recommended signage and/or barriers.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014.

The following signage is recommended at this site:

- Yellow CAUTION 2B sign posted at the base of the monotree near the climbing ladder.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. To reduce the risk of exposure and/or injury, EBI recommends that access to the monotree or areas associated with the active antenna installation be restricted and secured where possible. More detailed information concerning site compliance recommendations is presented in Section 4.0 and Appendix B of this report.

1.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/ controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 mW/cm2 for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm^2 and an uncontrolled MPE of 0.57 mW/cm^2. For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm^2 and an uncontrolled MPE of 0.47 mW/cm^2. These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)

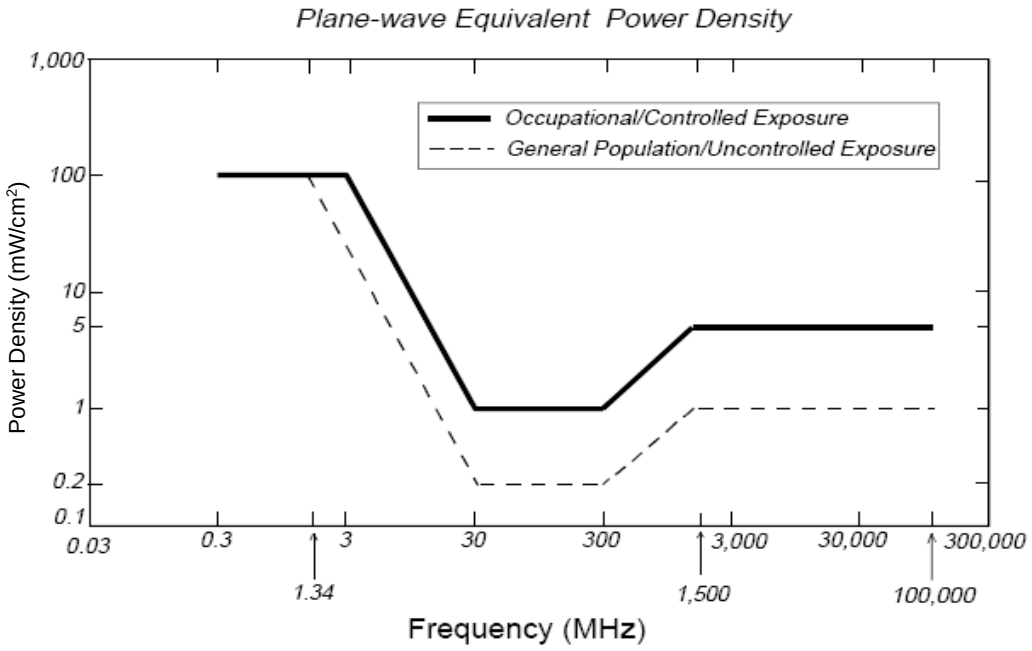
(A) Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6

(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870 MHz	2.90 mW/cm^2	0.58 mW/cm^2
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm^2	0.57 mW/cm^2
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm^2	0.47 mW/cm^2
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm^2	0.20 mW/cm^2

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

2.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 3.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 4.0.

3.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofMaster™ software to estimate the worst-case power density at the site rooftop and ground-level and/or nearby rooftops resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit. A statistical power factor may be applied to the antenna system based on guidance from the carrier and system manufacturers.

For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65.

The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled exposures on any accessible rooftop or ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

At the nearest walking/working surfaces to the AT&T antennas on the adjacent roof level, the maximum power density generated by the AT&T antennas is approximately 3.45 percent of the FCC's general public limit (0.69 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 3.45 percent of the FCC's general public limit (0.69 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. Based on worst-case predictive modeling, there are no areas at ground/street level related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site. At ground/street level, the maximum power density generated by the antennas is approximately 2.18 percent of the FCC's general public limit (0.436 percent of the FCC's occupational limit).

A graphical representation of the RoofMaster™ modeling results is presented in Appendix B.

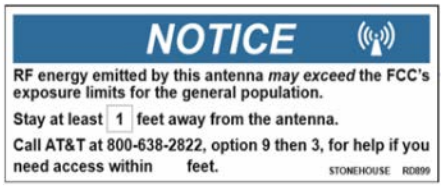
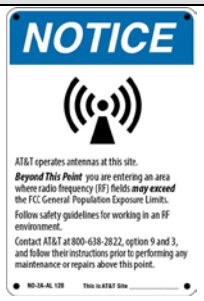
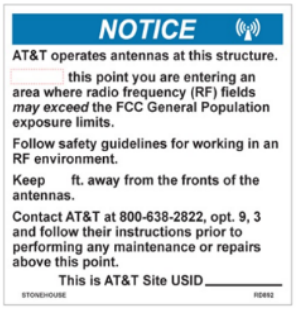
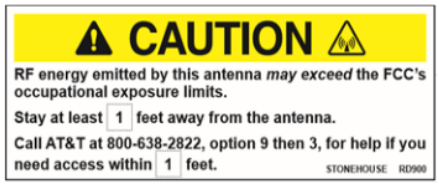
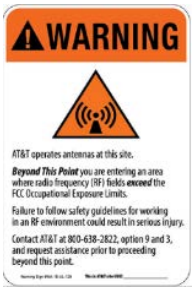
Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

CRAN / HETNET Small Cell Decals / Signs		Alerting Signs	
	**NOTICE DECAL**	 **TRILINGUAL NOTICE**	 **NOTICE 2**
	**NOTICE SIGN**	 **CAUTION 2 – ROOFTOP**	 **CAUTION 2A**
	**CAUTION DECAL**	 **CAUTION 2B - TOWER**	 **CAUTION 2C - PARAPETS**
	**CAUTION SIGN**	 **WARNING 1B**	 **WARNING 2A**

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, and additional guidance provided by AT&T, the following signage is recommended on the site:

- Yellow CAUTION 2B sign posted at the base of the monotree near the climbing ladder.

No barriers are required for this site. Barriers should be constructed of weather-resistant plastic or wood fencing. Barriers may consist of railing, rope, chain, or weather-resistant plastic if no other types are permitted or are feasible. Painted stripes should only be used as a last resort and only in regions where there is little chance of snowfall. If painted stripes are selected as barriers, it is recommended that the stripes and signage be illuminated. The signage and any barriers are graphically represented in the Signage Plan presented in Appendix B.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 3300 College Drive in San Bruno, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible rooftop or ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

To reduce the risk of exposure and/or injury, EBI recommends that access to the monotree or areas associated with the active antenna installation be restricted and secured where possible. Signage is recommended at the site as presented in Section 4.0 and Appendix B. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

All workers and individuals accessing the monotree or persons (including arborists), accessing elevated structures or trees within areas exceeding the general public MPE, must be made aware of the presence and locations of antennas and their associated fields, where applicable.

6.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI and its partners are based solely on information supplied by AT&T, including modeling instructions, inputs, parameters and methods. Calculations, data, and modeling methodologies for C Band equipment Include a statistical factor reducing the power to 32% of maximum theoretical power to account for spatial distribution of users, network utilization, time division duplexing, and scheduling time. AT&T recommends the use of this factor based on a combination of guidance from its antenna system manufacturers, supporting international industry standards, industry publications, and its extensive experience. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

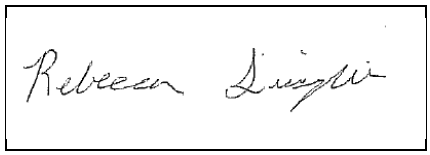
Appendix A

Personnel Certifications

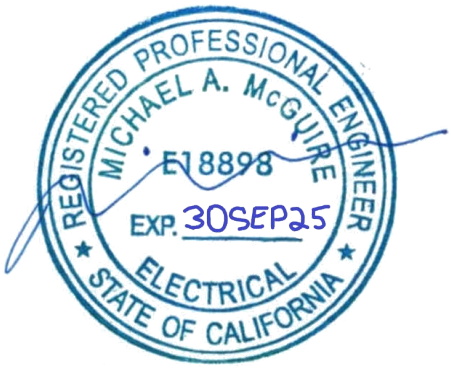
Preparer Certification

I, Rebecca Sinisgalli, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have been trained in on the procedures outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modeling using RoofMaster™ modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Reviewed and Approved by:



sealed 14mar2024

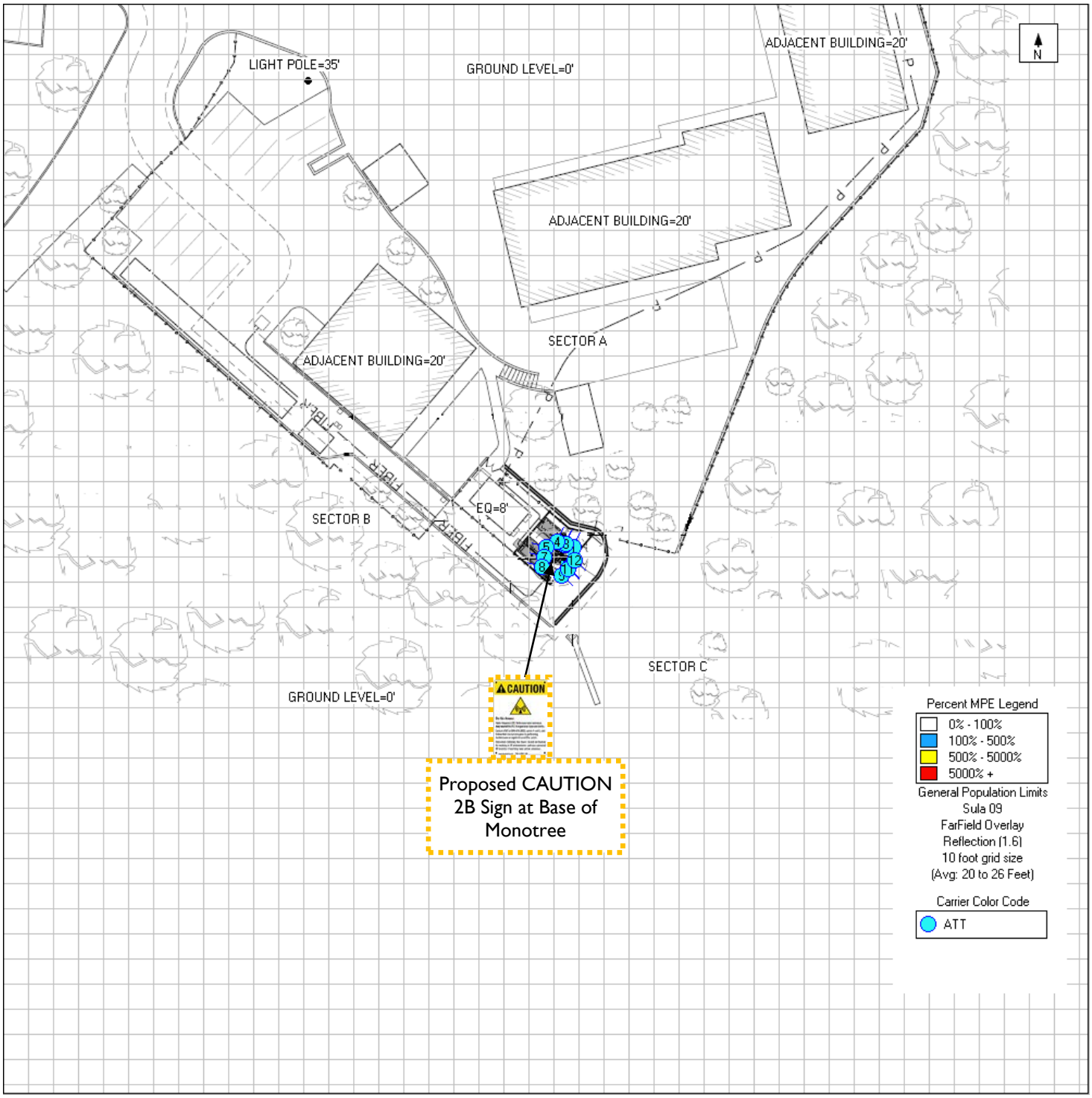
Michael McGuire
Electrical Engineer
mike@h2dc.com

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Appendix B

Compliance/Signage Plan

Nearest Walking Surface Simulation



	Existing Sign
	Proposed Sign
	Installed Sign

SIGN IDENTIFICATION LEGEND			
	AT&T NOTICE 2 Sign		AT&T CAUTION 2 – Rooftop Sign
	AT&T WARNING 1B and 2A Signs		AT&T CAUTION 2B – Tower Sign
	AT&T NOTICE Small Cell Signs		AT&T CAUTION 2C – Parapet Sign
	AT&T CAUTION Small Cell Signs		AT&T TRILINGUAL NOTICE Sign